PORT OF CORK COMPANY

CONSOLIDATED FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED

31 DECEMBER 2022

CONTENTS

DIRECTORS AND OTHER INFORMATION

Board of Directors:

Mr. Michael Walsh *(Chairperson),*
Mr. Eoin McGettigan *(Chief Executive),*
Mr. David Browne,
Ms. Gillian Keating,
Ms. Joan McGrath,
Dr. Celine McInerney,
Mr. Philip Smith,
Mr. Finbarr Synnott.

Management Team:

Mr. Eoin McGettigan *(Chief Executive),*
Mr. Donal Crowley *(Deputy Chief Executive, Chief Financial Officer, and Company Secretary),*
Capt. Paul O'Regan *(Harbour Master and Chief Operations Officer),*
Mr. Conor Mowlds *(Chief Commercial Officer),*
Mr. Henry Kingston *(Chief Land Development Officer),*
Mr. Peter O'Shaughnessy *(Head of Human Resources),*
Mr. Tim Murphy (*Head of Port Engineering).*

Registered Office and Business Address:

Port of Cork Company,
Finance Department,
Tivoli Terminal Building,
Tivoli Dock & Industrial Estate,
Cork T23 YNT9.

Solicitors:

JW O'Donovan,
53 South Mall,
Cork.

Philip Lee,
7/8 Wilton Terrace,
Dublin 2.

Coakley Moloney,
49 South Mall,
Cork.

Bankers:

Allied Irish Banks plc.,
66 South Mall,
Cork.

Bank of Ireland,
2nd Floor,
Baggot Plaza,
27-33 Baggot Street Upper,
Dublin 4.

European Investment Bank,
100 Blvd Konrad Adenauer,
Luxembourg L-2950.

Independent Auditors:

Deloitte Ireland LLP,
Chartered Accountants and Statutory Audit Firm,
No. 6 Lapps Quay,
Cork.

Actuaries:

Mercer Limited,
23/25 South Terrace,
Cork.

REPORT OF THE DIRECTORS

The directors present their annual report and the audited consolidated financial statements of the group for the financial year ended 31 December 2022. The company's subsidiary companies are listed in note 13.

Principal Activities

The company is committed to providing, on a sound commercial basis, safe, efficient and cost-effective Port facilities, services, accommodation, and lands in its harbour which meet the needs of its customers.

Results and Dividends	**€**
Profit on Ordinary Activities before Taxation	13,284,734
Taxation	(1,670,217)
Profit for the Financial Year	11,614,517

Review of the Business

Details of the profit for the financial year, together with comparative figures for 2021 are set out in the Consolidated Income Statement on page 16 and the related notes.

Total revenue for 2022 amounted to €48.41 million, a 21.54% increase on 2021 (€39.83 million). Operating profit increased by 17.71% to €9.16 million from €7.78 million in 2021. There was a profit on Ordinary Activities before Taxation of €13.29 million in 2022 compared with €11.08 million in 2021.

Port Redevelopment at Ringaskiddy

Following a number of months of container transition planning in Q1 2022, container vessels were facilitated at Cork Container Terminal (CCT) in April 2022. The delivery of this redevelopment project will ensure that for the next five decades and more, ships will arrive from distant ports to collect or discharge their cargoes at this amazing facility.

Port of Cork Company Pension Schemes - Actuarial Valuation

The Port of Cork Company operates defined benefit pension schemes. The latest full actuarial valuation of the Company's pension schemes was carried out at 1 January 2021 by Mercer Limited, Actuaries and Consultants, using the minimum funding standard valuation of liabilities. At the date of the actuarial valuation the market value of the assets of the Port of Cork Company Superannuation schemes was €50.40 million and the actuarial valuation showed that the actuarial value of those assets was 90% of the benefits that had accrued to members.

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REPORT OF THE DIRECTORS

Retirement Benefits

The company has a Pension Fund deficit of €0.57 million at 31 December 2022 calculated in accordance with FRS 102, compared to a deficit of €3.19 million at 31 December 2021. The company, following legal opinion, considers it prudent to provide for the Port of Cork Pilotage Authority Pension Schemes. Consequently, the liability arising has been accounted for at 31 December 2022. The impact of FRS 102 in respect of pensions is outlined in detail in note 22 to the financial statements.

Future Developments

The immediate objective of the company is to continue to operate as a commercial state-owned company. This is being accomplished by putting in place the correct structures and procedures so as to provide a solid foundation which will:

(a) ensure continuation of the high safety and regulatory standards of services provided to ships operating in Cork Harbour,

(b) ensure all proper measures are taken for the management, control, operation and development of its harbour and the approach channels thereto,

(c) encourage investment in its harbour,

(d) enable the development of profitable ancillary commercial activities related to core activities,

(e) ensure that the resources available to the company are utilised and managed in a manner consistent with the objects of the company.

Principal Risks and Uncertainties

During 2022 the Port of Cork Company carried out a risk assessment. Risks were prioritised using a Total Risk Score (TRS) determined as the product of the impact and likelihood scores. Based on this analysis, the key risks facing the Company were identified.

Key Performance Indicators (KPI's)

The company is result orientated and prepares an annual budget and corporate business plan for the next five financial years. Actual performance is measured against budget. The main KPI's used by the company to measure performance are throughput, revenue, direct expenses, non-operational income, departmental overheads, profit before tax and cash flow.

There is also a broad range of KPI's used within the organisation which are broken down by department and responsible person. These KPI's are in turn monitored and reported on to ensure that KPI targets are achieved.

Environmental Matters

The Port of Cork Company is committed to the highest standards in environmental management programmes and is accredited under ISO14001 and ECOPORTS foundation. The 2023 Climate Action Plan was adopted by the Board of Directors in January 2023.

Energy

The Port of Cork Company is committed to operating to the highest possible energy efficiency standards and obtained certificate of Registration of Energy Management System to I.S. ENISO 50001:2018 in 2019.

The Port of Cork has signed a Partnership agreement with SEAI and reports annually on energy usage and actions to reduce energy consumption in accordance with S.I. 542 of 2009.

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REPORT OF THE DIRECTORS

Shareholders

As at 31 December 2022, the Minister for Transport beneficially held all of the Share Capital of the Company with the exception of one share which was held by the Minister for Public Expenditure and Reform, under Section 9 (2) Statutory Instrument 842 of 2005 Maritime Transport, Safety & Security (Transfer of Departmental Administration and Ministerial Functions) Order 2005.

Directors and Secretary

The following directors and secretary as listed below served throughout the financial year.

Mr. Michael Walsh (Chairperson)
Mr. Eoin McGettigan (Chief Executive Officer)
Mr. David Browne,
Ms. Gillian Keating,
Ms. Joan McGrath, and
Mr. Philip Smith, and
Mr. Donal Crowley (Company Secretary)

Mr. Finbarr Synnott resigned on 8th January 2022 and Mr. Noel Cregan resigned on 26th February 2022 as directors as their warrants of appointment expired. Mr. Finbarr Synnott was re-appointed as a director on 7th March 2022. Dr. Celine McInerney was appointed for a five-year term as a Director with effect from 10th January 2023.

The table below details the appointment dates of the current members.

Board Structure

Board Member	Role	Date Appointed
Mr. Michael Walsh	Chairperson	26 November 2021
Mr. Eoin McGettigan	Ordinary Member	1 October 2020
Mr. David Browne	Ordinary Member	11 October 2017
Ms. Gillian Keating	Ordinary Member	14 October 2020
Ms. Joan McGrath	Ordinary Member	1 October 2021
Dr. Celine McInerney	Ordinary Member	10 January 2023
Mr. Philip Smith	Ordinary Member	26 February 2021
Mr. Finbarr Synnott	Ordinary Member	7 March 2022

In accordance with the Code of Practice for the Governance of State Bodies the following is a breakdown of the Directors' fees and attendance at Board Meetings during the period under review:

	Board	Audit & Risk Committee	Fees 2022 €	Expenses 2022 €
Number of Meetings	9	4		
Mr. M. Walsh	9		21,600	749
Mr. E.McGettigan	9		-	-
Mr. D. Browne	9	4	12,600	27
Mr. N. Cregan	1		1,995	-
Ms. G. Keating	9	4	12,600	-
Ms. J. McGrath	9		12,600	1,191
Mr. P. Smith	9	4	12,600	-
Mr. F. Synnott	8/8		10,570	219
			84,565	2,186

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REPORT OF THE DIRECTORS

Directors' and Secretary's Interests in Shares

The directors and secretary who held office at 31 December 2022 had no interest in the shares of the company.

Corporate Governance

The Port of Cork Company complies with the principles of corporate governance outlined in the Code of Practice for the Governance of State Bodies published by the Department of Public Expenditure and Reform and has applied the principles of good corporate governance and Government Guidelines for State Bodies. The company complies with all recommendations that the company considers applicable for a State-owned company.

Board Meetings

The Board met nine times during the financial year.

Post Balance Sheet Events

There were no significant events affecting the company since the financial year end that require disclosure in the financial statements.

Committees and other duties of the Board

Each Committee of the Board operates under specific terms of reference.

The members of the **Audit & Risk Committee** in 2022 were Mr. P. Smith (Chairperson), Mr. D. Browne and Ms. G. Keating. The Audit & Risk Committee held four meetings during 2022.

The members of the **Remuneration Committee** were Ms. J. McGrath (Chairperson) and Mr. M. Walsh. The Remuneration Committee members meet to deal with the remuneration and contract of the Chief Executive and review human resource matters within Government Guidelines.

Mr. E. McGettigan and Mr. F. Synnott were **trustees** of the Port of Cork Company Superannuation Fund during 2022.

Internal Controls and Internal Audit

The Directors have overall responsibility for the company's systems of internal control and for reviewing their effectiveness. These systems are designed to ensure that transactions are executed in accordance with management's authorisation and that reasonable steps are taken to safeguard assets and to prevent fraud, and that proper financial records are maintained. These systems are designed to manage risk and can give reasonable, but not absolute, assurance against material error.

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REPORT OF THE DIRECTORS

The principal procedures which have been put in place by the Board to provide effective internal control include:

- Clearly defined management responsibilities have been established throughout the company and the services of qualified personnel have been secured and duties properly allocated among them;
- A formal budgeting process is in operation, culminating with the annual budget approved by the Audit & Risk Committee and the Board;
- Actual performance against budget is reported monthly to the Board;
- Management at all levels are responsible for internal control over their business function;
- Internal control procedures are continuously updated and monitored by the Audit & Risk Committee and management and are audited by an independent internal auditor; and
- Defined procedures for the appraisal, review, and control of capital expenditure.

During 2022 the company had an independent internal audit carried out by Grant Thornton, Chartered Accountants, which concluded that the company's internal controls and internal control systems were operating satisfactorily.

The directors acknowledge that they are responsible for securing the company's compliance with its relevant obligations and confirm that the following matters have been completed:

(a) The drawing up of a "compliance policy statement" setting out the company's policies (that, in the directors' opinion, are appropriate to the company) respecting compliance by the company with its relevant obligations;
(b) The putting in place of appropriate arrangements or structures that are, in the directors' opinion, designed to secure material compliance with the company's relevant obligations (i.e., the arrangements or structures provide reasonable assurance that the company has complied in all material respects); and
(c) The conducting of a review, during the financial year of any arrangements or structures that have been put in place.

Going Concern

The financial statements are prepared on the going-concern basis, as the directors are satisfied that the Port of Cork Company has adequate resources to continue in business for the foreseeable future.

Financial Risk Management Objectives and Policies

The company's activities expose it to a number of financial risks including credit risk, cash flow risk and liquidity risk. The use of financial instruments is governed by the company's policies approved by the board of directors, which provide written principles on the use of financial instruments to manage these risks.

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REPORT OF THE DIRECTORS

Cash Flow Risk

The company's activities expose it primarily to the financial risks of changes in foreign currency exchange rates and interest rates.

Interest bearing assets are held at fixed rate to ensure certainty of cash flows. Interest bearing liabilities are held at both variable and fixed rates.

Credit Risk

The company's principal financial assets are bank balances, loans and cash, trade and other receivables, and investments.

The company's credit risk is primarily attributable to its trade receivables. The amounts presented in the balance sheet are net of allowances for doubtful receivables. An allowance for impairment is made where there is an identified loss event which, based on previous experience, is evidence of a reduction in the recoverability of the cash flows.

The credit risk on liquid funds is limited because the counterparties are banks with high credit-ratings assigned by international credit-rating agencies.

The company has no significant concentration of credit risk, with exposure spread over a large number of counterparties and customers.

Liquidity Risk

In order to maintain liquidity to ensure that sufficient funds are available for ongoing operations and future developments, the company uses a mixture of long-term and short-term debt finance.

Political Donations

The company did not make any political donations during the financial year.

Prompt Payment of Accounts Act, 1997

It is the company's policy to pay all creditors in accordance with the terms of the Prompt Payment of Accounts Act, 1997. This provides reasonable assurance that the terms of the Act are complied with, at all times. The company complied with the terms of the Act during 2022 and interest payments were not required.

Welfare of Employees

It is the company's policy to ensure the health and welfare of employees by maintaining a safe place and system of work. This policy is based on the requirements of employment and health and safety legislation and rigorous health and safety standards. The company is accredited under OHSAS18001.

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REPORT OF THE DIRECTORS

Code of Practice for Governance of State Bodies:

The following disclosures are required in the Annual Financial Statements and the Annual Report, for the year ended 31 December 2022 in compliance with the Code of Practice for the Governance of State Bodies.

I. Consultancy Costs

Consultancy costs include the cost of external advice to management and excludes outsourced 'business-as-usual' functions.

	2022 €	2021 €
Legal advice	189,387	77,465
Financial / actuarial advice	255,950	212,066
Public relations / marketing	124,833	1,779
Human Resources	-	-
Business Improvement	-	-
Other	1,376,996	1,331,390
Total Consultancy costs	1,947,166	1,622,700
Consultancy costs capitalised	985,532	1,102,663
Consultancy charged to the Income Statement	961,634	520,037
Total	1,947,166	1,622,700

The capitalised costs refer to supports required for the Ringaskiddy development, and other asset developments.

II. Travel and Subsistence Expenditure

Travel and subsistence expenditure is categorised as follows:

	2022 €	2021 €
Domestic		
- Board	-	-
- Employees	1,591	3,000
International		
- Board	-	-
- Employees	21,179	2,395
Total	22,770	5,395

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REPORT OF THE DIRECTORS

Code of Practice for Governance of State Bodies (continued):

III. Hospitality Expenditure

The Income Statement includes the following:

	2022 €	2021 €
Staff hospitality	104,531	83,281
Client hospitality	3,976	-
Total	108,507	83,281

IV. Remuneration

(a) Aggregate Employee Benefits	**2022 €'000**	**2021 €'000**
Staff short-term benefits	13,536	10,715
Termination benefits	-	-
Retirement benefit costs*	1,798	1,637
Employer's contribution to social welfare	1,498	1,138
	16,832	13,490

The total number of staff employed (WTE) during 2022 was 170 (2021: 154).

* Retirement benefit costs disclosed are amounts paid and exclude the FRS102 adjustment in respect of Defined Benefit Pension Schemes. Retirement benefits as disclosed in note 9 take account of FRS102.

(b) Staff Short-Term Benefits	**2022 €'000**	**2021 €'000**
Basic pay	12,212	9,591
Overtime	1,324	1,124
	13,536	10,715

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REPORT OF THE DIRECTORS

Code of Practice for Governance of State Bodies (continued):

(c) Key Management Personnel

Key management personnel in 2022 in the Port of Cork Company consists of the Chief Executive Officer, the Chief Financial Officer and Company Secretary, the Harbour Master and Chief Operations Officer, the Chief Commercial Officer, the Head of Port Engineering , Chief Land Development Officer and the Head of Human Resources. The total value of employee benefits including pension contribution and company cars for key management personnel is set out below:

	2022	2021
	€'000	€'000
Salary	1,365	1,132
Allowances	21	18
Health Insurance	17	14
	1,403	1,164

(d) Chief Executive Officer Salary and Benefits

The Chief Executive Officer Salary and Benefits are disclosed in note 9 to the financial statements.

V. Short Term Benefits

Employees' short-term benefits in excess of €50,000 are categorised into the following bands:

Short-Term Employee Benefits	**2022**	**2021**
€	**No of Employees in Band**	**No of Employees in Band**
50,000 - 74,999	36	68
75,000 - 99,999	78	40
100,000 - 124,999	10	5
125,000 - 149,999	2	0
150,000 – 174,999	1	4
175,000 - 199,999	4	2
200,000- 225,000	1	0

Note: For the purposes of this disclosure, short-term employee benefits in relation to services rendered during the reporting period included salary, overtime allowances and other payments made on behalf of the employee but exclude employer's PRSI.

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REPORT OF THE DIRECTORS

Code of Practice for Governance of State Bodies (continued):

VI. Legal Costs and Settlements

The table below provides a breakdown of amounts recognised as expenditure in the reporting period in relation to legal costs, settlements and conciliation and arbitration proceedings relating to contracts with third parties. This does not include expenditure incurred in relation to general legal advice received by the Port of Cork Company which is disclosed in Consultancy costs above.

Legal Costs and Settlements	**2022**	**2021**
	€	**€**
Legal fees – legal proceedings	-	-
Conciliation and arbitration payments	7,738	391,861
Settlements	-	-
Total	7,738	391,861

Accounting Records

The measures that the directors have taken to secure compliance with the requirements of Sections 281 to 285 of the Companies Act 2014 with regard to keeping of accounting records, are the employment of appropriately qualified accounting personnel and the maintenance of computerised accounting systems. The company's accounting records are maintained at the company's registered office at Port of Cork Company, Tivoli Terminal Building, Tivoli Dock & Industrial Estate, Cork T32 YNT9.

Independent Auditor

The independent auditor, Deloitte Ireland LLP, Chartered Accountants and Statutory Audit Firm, continues in office in accordance with Section 383(2) of the Companies Act 2014.

So far as each of the directors in office at the date of approval of the financial statements is aware:

- There is no relevant audit information of which the company's auditors are unaware; and
- The directors have taken all the steps that they ought to have taken as directors in order to make themselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of Section 330 of the Companies Act 2014.

The financial statements were approved by the Board of Directors on 27th March 2023 and signed on its behalf by:

Michael Walsh, Chairperson / Director

Eoin McGettigan, Chief Executive / Director

DIRECTORS' RESPONSIBILITIES STATEMENT

The directors are responsible for preparing the directors' report and the financial statements in accordance with the Companies Act 2014.

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 FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland issued by the financial reporting council ("relevant financial reporting framework"). 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 those financial statements, the directors are required to:

- select suitable accounting policies for the parent company and group financial statements and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether the financial statements have been prepared in accordance with the 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 and enable the financial statements to be audited. 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.

Irish legislation governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

The directors are responsible for the maintenance and integrity of the corporate and financial information included on the Company's website.

On behalf of the Board:

Michael Walsh, Chairperson / Director

Eoin McGettigan, Chief Executive / Director

Deloitte.

Deloitte Ireland LLP
Chartered Accountants &
Statutory Audit Firm

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE PORT OF CORK COMPANY

Report on the audit of the financial statements

Opinion on the financial statements of Port of Cork Company (the 'company')

In our opinion the group and parent company financial statements:

- give a true and fair view of the assets, liabilities and financial position of the group and parent company as at 31 December 2022 and of the profit of the group for the financial year then ended; and
- have been properly prepared in accordance with the relevant financial reporting framework and, in particular, with the requirements of the Companies Act 2014.

The financial statements we have audited comprise:

The group financial statements:
- the Consolidated Profit and Loss Account;
- the Consolidated Statement of Comprehensive Income;
- the Consolidated Balance Sheet;
- the Consolidated Statement of Changes in Equity;
- the Consolidated Cash Flow Statement; and
- the related notes 1 to 27, including a summary of significant accounting policies as set out in note 1.

The parent company financial statements:
- the Company Statement of Financial Position
- the related notes 1 to 27, including a summary of significant accounting policies as set out in note 1.

The relevant financial reporting framework that has been applied in the preparation of the group financial statements is the Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" issued by the Financial Reporting Council ("the relevant financial reporting framework")

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (Ireland) (ISAs (Ireland)) and applicable law. Our responsibilities under those standards are described below in the "*Auditor's responsibilities for the audit of the financial statements*" section of our report.

We are independent of the group and parent company in accordance with the ethical requirements that are relevant to our audit of the financial statements in Ireland, including the Ethical Standard issued by the Irish Auditing and Accounting Supervisory Authority, 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

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively , may cast significant doubt on the group and parent company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

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Deloitte.

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Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual report. 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.

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.

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 otherwise comply with the Companies Act 2014, 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 and 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 and 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 (Ireland) 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 IAASA's website at: https://iaasa.ie/publications/description-of-the-auditors-responsibilities-for-the-audit-of-the-financial-statements/. This description forms part of our auditor's report.

Report on other legal and regulatory requirements

Opinion on other matters prescribed by the Companies Act 2014

Based solely on the work undertaken in the course of the audit, we report that:

- We have obtained all the information and explanations which we consider necessary for the purposes of our audit.
- In our opinion the accounting records of the parent company were sufficient to permit the financial statements to be readily and properly audited.
- The parent company balance sheet is in agreement with the accounting records.
- In our opinion the information given in the Directors' Report is consistent with the financial statements and the Directors' Report has been prepared in accordance with the Companies Act 2014.

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INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE PORT OF CORK COMPANY

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Matters on which we are required to report by exception
Based on 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 Directors' Report.

We have nothing to report in respect of the provisions in the Companies Act 2014 which require us to report to you if, in our opinion, the disclosures of directors' remuneration and transactions specified by law are not made.

We review whether the statement regarding the system of internal financial control required by the code of Practice for the Governance of State Bodies made in the Directors' Report reflects the Company's compliance with paragraph 13.1 (iii) of the code and is consistent with the information of which we are aware from our audit work on the financial statements and we report if it does not. We are not required to consider whether the Board's statements on internal control cover all risks and controls, or form an opinion on the effectiveness of the Company's corporate governance procedures or its risks and control procedures.

Use of our report
This report is made solely to the company's members, as a body, in accordance with Section 391 of the Companies Act 2014. 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.

Honor Moore

Honor Moore
For and on behalf of Deloitte Ireland LLP
Chartered Accountants and Statutory Audit Firm
No. 6 Lapp's Quay, Cork

Date: 29 March 2023

CONSOLIDATED INCOME STATEMENT

for the financial year ended 31 December 2022

	Notes	2022	2021
		€	€
Turnover – continuing operations	(3)	48,410,830	39,832,650
Cost of sales	(4)	(28,836,850)	(22,444,558)
Gross profit		19,573,980	17,388,092
Administration and general expenditure	(5)	(10,416,556)	(9,608,608)
Operating profit – continuing operations		9,157,424	7,779,484
Profit on disposal of fixed assets	(6)	4,935,568	4,183,765
Share of loss of associated company		-	(61,446)
Finance costs (net)	(7)	(808,258)	(818,354)
Profit on ordinary activities before taxation	(8)	13,284,734	11,083,449
Taxation	(10)	(1,670,217)	(1,125,105)
Profit on ordinary activities after taxation		11,614,517	9,958,344
Minority interest	(24)	44,582	-
Profit for the financial year attributable to the equity shareholders of the company		11,659,099	9,958,344

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
for the financial year ended 31 December 2022

	Notes	2022	2021
		€	€
Profit for the financial year		11,659,099	9,958,344
Actuarial gain recognised on pension schemes	(22)	1,539,000	2,135,000
Actuarial gain recognised on Port of Cork Superannuation Fund liability		325,000	155,000
Deferred tax related to actuarial liability		(414,625)	(328,874)
Total comprehensive income attributable to equity shareholders of the company		13,108,474	11,919,470

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
as at 31 December 2022

	Notes	2022	2021
Fixed Assets:		€	€
Tangible Assets	(11)	167,656,434	166,716,371
Financial Assets	(13)	-	2,651,884
Intangible Assets	(12)	323,953	-
		167,980,387	169,368,255
Current Assets:			
Stocks	(14)	2,619,370	512,724
Debtors	(15)	9,457,877	11,447,605
Cash and Funds on Deposit		33,385,384	23,972,795
		45,462,631	35,933,124
Creditors (amounts falling due within one financial year)	(16)	(12,378,331)	(13,489,418)
Net Current Assets		33,084,300	22,443,706
Total Assets less Current Liabilities		201,064,687	191,811,961
Represented By:			
Creditors (amounts falling due after one financial year)			
Other Loan	(17)	4,608,882	-
Capital Debt	(17)	49,355,028	53,272,481
Capital Grants	(18)	26,323,460	26,992,261
Provision for Liabilities	(19)	3,774,850	6,701,572
		84,062,220	86,966,314
Capital and Reserves			
Called up Share Capital presented as equity	(20)	22,518,722	22,518,722
Capital Conversion Reserve Fund	(21)	267,320	267,320
Capital Reserve Fund	(21)	989	989
Profit and Loss Account	(21)	94,917,090	82,058,616
Shareholders' Funds		117,704,121	104,845,647
Minority interest	(24)	(701,654)	-
		201,064,687	191,811,961

The profit after taxation in the company for the year ended 31st December 2022 was €11,827,676.

The financial statements were approved by the Board of Directors on 27th March 2023 and signed on its behalf by:

Michael Walsh, Chairperson / Director

Eoin McGettigan, Chief Executive / Director

PARENT COMPANY STATEMENT OF FINANCIAL POSITION

as at 31 December 2022

	Notes	2022	2021
Fixed Assets:		€	€
Tangible Assets	(11)	158,356,186	162,689,983
Financial Assets	(13)	3,595,985	6,592,985
		161,952,171	169,282,968
Current Assets:			
Stocks	(14)	922,421	512,724
Debtors	(15)	13,843,953	11,504,710
Cash and Funds on Deposit		30,770,983	23,528,946
		45,537,357	35,546,380
Creditors (amounts falling due within one financial year)	(16)	(10,186,308)	(13,040,202)
Net Current Assets		35,351,049	22,506,178
Total Assets less Current Liabilities		197,303,220	191,789,146
Represented By:			
Creditors (amounts falling due after one financial year)			
Capital Debt	(17)	49,355,028	53,272,481
Capital Grants	(18)	26,323,460	26,992,261
Provision for Liabilities	(19)	3,774,850	6,701,573
		79,453,338	86,966,315
Capital and Reserves			
Called up Share Capital presented as equity	(20)	22,518,722	22,518,722
Capital Conversion Reserve Fund	(21)	267,320	267,320
Profit and Loss Account	(21)	95,063,840	82,036,789
Shareholders' Funds		117,849,882	104,822,831
		197,303,220	191,789,146

The financial statements were approved by the Board of Directors on 27th March 2023 and signed on its behalf by:

Michael Walsh, Chairperson / Director

Eoin McGettigan, Chief Executive / Director

CONSOLIDATED STATEMENT OF CASH FLOWS

for the financial year ended 31 December 2022

	2022	2021
	€	€
Profit on Ordinary Activities before Taxation	13,284,734	11,083,449
Profit on Disposal of Fixed Assets	(4,935,568)	(4,183,765)
Share of Loss of Associated Company	-	61,446
Finance Costs (net)	808,258	818,354
Depreciation Less Grants Released	6,952,593	3,824,908
Amortisation of Intangible Fixed Assets	14,821	-
Increase in Stocks	(409,695)	(97,341)
Decrease/(Increase) in Debtors	1,550,015	(2,874,610)
Decrease in Creditors	(3,676,901)	(972,981)
Taxation Paid	(864,902)	(1,470,626)
Net Cash Inflow from Operating Activities	12,723,355	6,188,834
Investing Activities		
Purchase of Fixed Assets	(15,010,036)	(16,842,289)
Purchase of Subsidiary Undertaking	(163,000)	-
Grants Received	292,908	3,542,356
Proceeds on Disposal of Fixed Assets	15,909,263	6,091,766
Net Cash Inflow/(Outflow) from Investing Activities	1,029,135	(7,208,167)
Financing		
(Payments)/Receipt of Loans	(4,052,367)	16,830,115
Dividend Paid	(250,000)	-
Interest Paid	(778,257)	(766,354)
Net Cash (Outflow)/Inflow from Financing Activities	(5,080,624)	16,063,761
Increase in Cash	8,671,866	15,044,428
Opening Cash Balance	23,972,795	8,928,367
Cash acquired in subsidiary	740,723	-
Closing Cash Balance	33,385,384	23,972,795

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
(For the financial year ended 31 December 2022)

	2022 Group €	2022 Company €	2021 Group €	2021 Company €
Profit for the financial year	11,659,099	11,827,676	9,958,344	9,711,418
Actuarial Gain Recognised on Pension Schemes	1,539,000	1,539,000	2,135,000	2,135,000
Actuarial Gain Recognised on Port of Cork Superannuation Fund Liability	325,000	325,000	155,000	155,000
Deferred Tax related to Actuarial Liability	(414,625)	(414,625)	(328,874)	(328,874)
Dividend payment to Shareholder	(250,000)	(250,000)	-	-
Increase in Shareholders' Funds	12,858,474	13,027,051	11,919,470	11,672,544
Opening Shareholders' Funds	104,845,647	104,822,831	92,926,177	93,150,287
Closing Shareholders' Funds	117,704,121	117,849,882	104,845,647	104,822.831

Note

(1) Statement of Accounting Policies

The significant accounting policies adopted by the company are as follows:

General Information and Basis of Accounting
Port of Cork Company is a company incorporated in Ireland under the Companies Act 2014. The address of the registered office is Tivoli Terminal Building, Tivoli Dock and Industrial Estate, Cork T23 YNT9 and its registered company number is 262368. The nature of the company operations and its principal activities are set out on pages 2 to 11 of the directors' report.

The financial statements have been prepared under the historical cost convention and in accordance with the Companies Act 2014 and Financial Reporting Standard 102 (FRS 102) issued by the Financial Reporting Council.

The functional currency of Port of Cork Company is considered to be Euro because that is the currency of the primary economic environment in which the company operates.

These financial statements are consolidated financial statements.

Basis of Consolidation:
These financial statements consolidate the financial statements of the company and its subsidiaries for the financial year ended 31 December 2022.

Turnover:
This comprises revenue from charges to port users and rental of property. Charges to port users are recognised as revenue when the provision of services are completed. Rental income is recognised in the period to which it relates.

Fixed Assets and Depreciation:
The Fixed Assets of the Cork Harbour Commissioners were revalued on 2 March 1997 after consultation with the Minister for the Marine and Natural Resources. The revalued assets were transferred to the Port of Cork Company on vesting day, 3 March 1997, under the Harbours Act 1996 in consideration for shares issued to the Minister for the Marine and Natural Resources and the Minister for Finance. The valuation of assets was carried out by independent valuation experts, specialist machinery manufacturers and by the company's own professional staff.

The cost of operational fixed assets comprises the purchase price of land, buildings, site developments and roadways, quays and piers, capital dredging, pontoons, cranes, winches, hoists, floating crafts, motor vehicles and other plant and equipment. Historical Cost includes construction and installation expenditure where incurred. It is the policy of the Port of Cork Company to allocate part of the relevant overheads to the cost of capital works.

It is company policy not to depreciate construction in progress projects. Projects are depreciated only when complete and the asset brought into use.

(1) Statement of Accounting Policies (continued)

Fixed Assets and Depreciation - Continued
No provision is made for the depreciation of land. Other operational fixed assets are being depreciated by the straight-line method according to their estimated useful lives as follows:

	Years
Buildings, Quays, Piers, Docks etc.	20-50
Site Development, Roadways, etc.	10-20
Capital Dredging	25
Pontoons	20
Cranes, Winches, Hoists	10-20
Floating Crafts - Vessels	15-25
Motor Vehicles	4
IT Expenditure	3-10
Other Plant and Equipment	5-20

Intangible Assets:

Goodwill, arising on the acquisition of an entity representing any excess of the fair value of the consideration given over the fair value of the identifiable assets and liabilities acquired, is capitalised and is amortised over its useful economic life which is set at 10 years.

Grants and Contributions to Tangible Fixed Asset Costs:
European Regional Development Fund, European Cohesion Fund, TEN-T, CEF (Connecting Europe Facility) and other grants and contributions to tangible fixed asset costs are shown separately on the Balance Sheet as deferred credits, pending transfer to the Income Statement on the same basis as the relevant assets are depreciated.

Foreign Currency:
Transactions arising in foreign currencies are translated into Euro at the rates of exchange ruling at the date of the transaction. There were no Monetary Assets or Liabilities denominated in foreign currencies at the year end. All exchange gains or losses are accounted for in income statement in the period in which they arise.

Stocks:
Stores and materials are valued at cost and charged out at that price. Items in stock are written off when held for more than 3 years.

Stock of development land is stated at the lower of cost and estimated selling price less costs to complete and sell, which is equivalent to the net realisable value.

Financial Assets:
Investments in subsidiary companies are stated at cost less provision for impairment.

(1) Statement of Accounting Policies (continued)

Leases:

Where tangible assets are financed by leasing agreements which give rights approximating to ownership ("Finance Leases") they are treated as if they had been purchased outright at the present value of the minimum lease payments and the corresponding leasing liabilities are shown in the statement of financial position as finance lease obligations.

Depreciation on leased assets is calculated on a straight-line basis over the estimated useful lives of the individual assets. Interest arising on finance leases is charged to the income statement in proportion to the amounts outstanding under the leases.

Payments under operating leases are expended as they accrue over the period of the leases.

Impairment of Assets

Assets are assessed for indicators of impairment at each balance sheet date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss as described below.

(a) Non-financial assets
An asset is impaired where there is objective evidence that, as a result of one or more events that occurred after initial recognition, the estimated recoverable value of the asset has been reduced to below its carrying amount. The recoverable amount of an asset is the higher of its fair value less costs to sell and its value in use.

Where indicators exist for a decrease in impairment loss, the prior impairment loss is tested to determine reversal. An impairment loss is reversed on an individual impaired asset to the extent that the revised recoverable value does not lead to a revised carrying amount higher than the carrying value had no impairment been recognised.

(b) Financial assets
If at the end of the reporting period, there is objective evidence of impairment, the company recognises an impairment loss in profit or loss immediately.

Where indicators exist for a decrease in impairment loss, and the decrease can be related objectively to an event occurring after the impairment was recognised, the prior impairment loss is tested to determine reversal. An impairment loss is reversed on an individual impaired financial asset to the extent that the revised recoverable value does not lead to a revised carrying amount higher than the carrying value had no impairment been recognised.

(1) Statement of Accounting Policies (continued)

Taxation

Current tax is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantively enacted by the statement of financial position 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 that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the statement of financial position date. Timing differences are differences between the company's taxable profits and its results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that, on the basis of all available evidence, it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

When the amount that can be deducted for tax for an asset that is recognised in a business combination is less (more) than the value at which it is recognised, a deferred tax liability (asset) is recognised for the additional tax that will be paid (avoided) in respect of that difference. Similarly, a deferred tax asset (liability) is recognised for the additional tax that will be avoided (paid) because of a difference between the value at which a liability is recognised and the amount that will be assessed for tax.

Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the statement of financial position date that are expected to apply to the reversal of the timing difference.

Where items recognised in other comprehensive income or equity are chargeable to or deductible for tax purposes, the resulting current or deferred tax expense or income is presented in the same component of comprehensive income or equity as the transaction or other event that resulted in the tax expense or income.

Current tax assets and liabilities are offset only when there is a legally enforceable right to set off the amounts and the company intends either to settle on a net basis or to realise the asset and settle the liability simultaneously.

Deferred tax assets and liabilities are offset only if: a) the company has a legally enforceable right to set off current tax assets against current tax liabilities; and b) the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same taxation authority on the company and the company intends either to settle current tax liabilities and assets on a net basis, or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

Retirement costs:
For defined benefit schemes the amounts charged to operating profit are the costs arising from employee services rendered during the period and the cost of plan introductions, benefit changes, settlements, and curtailments. They are included as part of staff costs. The net interest cost on the net defined benefit liability is charged to profit or loss and included within finance costs. Remeasurement comprising actuarial gains and losses and the return on scheme assets (excluding amounts included in net interest on the net defined benefit liability) are recognised immediately in other comprehensive income.

(1) Statement of Accounting Policies (continued)

Defined benefit schemes are funded, with the assets of the scheme held separately from those of the company, in separate trustee administered funds. Pension scheme assets are measured at fair value and liabilities are measured on an actuarial basis using the projected unit credit method. Actuarial valuations are obtained at least triennially and are updated at each balance sheet date.

For defined contribution schemes the amounts charged to the profit and loss account in respect of pension costs and other post-retirement benefits are the contributions payable in the year. Differences between contributions payable in the year and contributions actually paid are shown as either accruals or prepayments in the balance sheet.

Other long-term employee benefits are measured at the present value of the benefit option at the reporting date.

Financial Instruments:

Financial assets and financial liabilities are recognised when the company becomes a party to the contractual provisions of the instrument.

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.

Financial assets and liabilities

All financial assets and liabilities are initially measured at transaction price (including transaction costs), except for those financial assets classified as at fair value through profit or loss, which are initially measured at fair value (which is normally the transaction price excluding transaction costs), unless the arrangement constitutes a financing transaction. If an arrangement constitutes a financing transaction, the financial asset or financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial assets and liabilities are only offset in the statement of financial position when, and only when there exists a legally enforceable right to set off the recognised amounts and the company intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Financial assets are derecognised when and only when a) the contractual rights to the cash flows from the financial asset expire or are settled, b) the company transfers to another party substantially all of the risks and rewards of ownership of the financial asset, or c) the company, despite having retained some, but not all, significant risks, and rewards of ownership, has transferred control of the asset to another party.

Financial liabilities are derecognised only when the obligation specified in the contract is discharged, cancelled, or expires.

(1) Statement of Accounting Policies (continued)

Critical Accounting Judgements and Key Sources of Estimation Uncertainty

In the application of the company's accounting policies, which are described in note 1, the directors are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. 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 financial year in which the estimate is revised if the revision affects only that financial year or in the financial year of the revision and future financial years if the revision affects both current and future financial years.

Critical judgements in applying the company's accounting policies
The following are the critical judgements, that the directors have made in the process of applying the company's accounting policies and that have the most significant effect on the amounts recognised in the financial statements.

Key source of estimation uncertainty - Defined benefit obligations
The directors have considered the assumptions necessary to value the liability of the company in respect of the defined benefit pension scheme. The assumptions made in respect of the discount rate, inflation, future pension increases, and materiality are the best estimates of the directors and have been made in association with the company's pension advisors.

(2) Key source of estimation – Estimated Useful Lives
Determining the annual depreciation charge and grant amortisation amount for each asset category requires the company to make an estimate of the estimated useful lives of its assets over which to depreciate the asset or amortise the grant.

(3) Turnover

Turnover comprises the invoice value of services supplied by the company exclusive of V.A.T. All turnover arises in the Republic of Ireland.

		2022	2021
		€	€
(4)	**Cost of Sales:**		
	Operating and Maintenance	21,297,564	18,032,977
	Dredging	586,793	586,673
	Depreciation (Net)	6,952,493	3,824,908
		28,836,850	22,444,558

		2022	2021
		€	€
(5)	**Administration and general expenditure:**		
	General Administration Expenditure	8,099,486	6,805,394
	Local Authority Rates	791,474	700,504
	Trade Promotion	122,794	39,517
	Pension Provision and Contributions	1,357,802	2,019,193
	Audit Fee	45,000	44,000
		10,416,556	9,608,608

		2022	2021
(6)	**Disposal of Fixed Assets:**	€	€
	Profit on Disposal of Fixed Assets	4,935,568	4,183,765
		4,935,568	4,183,765

		2022	2021
(7)	**Finance costs (net):**	€	€
	Bank and Other Interest payable	(778,258)	(766,354)
	Net Interest Cost on Pension Schemes	(30,000)	(52,000)
		(808,258)	(818,354)

		2022	2021
(8)	**Profit on Ordinary Activities before Taxation:**		
	The Profit on Ordinary Activities is stated after charging:	€	€
	Auditors' Remuneration:		
	Audit Services	45,000	44,000
	Other Assurance Services	4,100	4,100
	Tax Compliance and Advisory Services	9,345	20,000
	Non-Audit Services	2,344	1,600
	Profit on Disposal of Fixed Assets	4,935,568	4,183,765
	Depreciation	7,914,302	4,688,737
	and after Crediting:		
	EU and Government Grants	961,709	863,829

Profit after taxation for the year attributable to equity shareholders amounting to €11,827,676 (2021: €9,711,418) has been accounted for in the financial statements of the company. In accordance with Section 304(2) Companies Act 2014, the company is availing of the exemption from presenting its individual Income Statement to the Annual General Meeting. The company has also availed of the exemption from filing its individual Income Statement with the Registrar of Companies as permitted by the Companies Act 2014.

(9) Staff Numbers and Costs:

	2022	2021
The average monthly number of persons employed by the company during the financial year was as follows:	170	154

The Aggregate Payroll Costs of these persons were as follows:	2022	2021
	€	€
Wages, Salaries, arrears and other	14,399,384	11,309,377
Social Security Costs	1,497,505	1,138,416
Retirement Benefit Cost	1,357,802	2,019,193
	17,254,691	14,466,986

	2022	2021
	€	€
Directors' Fees	84,565	69,466
Directors' Other Emoluments	301,414	301,281
Contributions to defined contribution pension scheme	43,750	45,476

The other amounts required to be disclosed by S.305/306 Companies Act 2014 are €Nil for both years.

Included in the above directors' fees and other emoluments is the remuneration package of the post of Chief Executive as follows:

Directors' Fees	-	-
Total Salary	175,000	175,000
Other Benefits including Pension Costs & Cost of Company Car	46,335	47,926
	221,335	222,296

Compensation to key management personnel amounted to €1,360,205 (2022: €1,206,627).

(10) Taxation:

(a) Analysis of Tax Charge

	2022	2021
	€	€
Corporation Tax Charge on Profit for the financial year	(1,370,201)	(782,119)
Overprovision in prior year	59,507	-
Deferred Taxation Charge	(359,523)	(342,986)
	(1,670,217)	(1,125,105)

(b) Factors affecting the Tax Charge

The tax assessed for the financial year is higher than the standard rate of corporation tax in the Republic of Ireland. The differences are explained below:

	2022	2021
	€	€
Profit on ordinary activities before taxation	13,284,734	11,083,449
Profit at the standard tax rate of 12.5%	1,660,592	1,385,431
Difference between capital allowances over depreciation	(536,213)	(441,434)
Net amounts non-taxable	(519,851)	(530,854)
Tax on chargeable gain	765,673	368,976
Overprovision in prior year	(59,507)	-
Deferred tax charge	359,523	342,986
	1,670,217	1,125,105

(11) Tangible Assets - Group:	Dock Structures €	Plant and Machinery €	Floating Craft €	Capital Dredging €	Buildings €	Land & Leaseholds €	Total €
Gross Amount:							
Cost as at 1 January 2022	160,129,654	53,011,635	10,888,217	6,490,541	16,356,832	23,877,280	270,754,159
Acquisitions	-	42,193	-	-	931,324	4,283,065	5,256,582
Additions	9,488,964	3,493,372	8,500	886,329	773,525	22,570	14,673,260
Disposals	(656,462)	(88,054)	-	-	(6,529,531)	(6,605,343)	(13,879,390)
Cost as at 31 December 2022	168,962,156	56,459,146	10,896,717	7,376,870	11,532,150	21,577,572	276,804,611
Depreciation:							
As at 1 January 2022	53,678,085	30,293,338	8,983,542	4,269,762	6,914,843	-	104,139,570
Acquisitions	-	-	-	-	101,782	-	101,782
Provided during the financial year	4,746,194	2,192,198	378,546	151,798	445,566	-	7,914,302
Disposals	-	(32,278)	-	-	(2,873,417)	-	(2,905,695)
As at 31 December 2022	58,424,279	32,453,258	9,362,088	4,421,560	4,486,992	-	109,148,177
Carrying Amount:							
As at 1 January 2022	106,451,569	22,718,297	1,904,675	2,220,779	9,543,771	23,877,280	166,716,371
As at 31 December 2022	110,537,877	24,005,888	1,534,629	2,955,310	7,045,158	21,577,572	167,656,434

(11) Tangible Assets - Company:	Dock Structures €	Plant and Machinery €	Floating Craft €	Capital Dredging €	Buildings €	Land & Leaseholds €	Total €
Gross Amount:							
Cost as at 1 January 2022	160,129,654	52,930,200	10,888,217	6,490,541	16,356,832	19,850,892	266,646,336
Additions	9,303,875	3,493,372	8,500	886,329	773,525	22,570	14,488,171
Disposals	(656,462)	(88,054)	-	-	(6,529,531)	(6,605,343)	(13,879,390)
Cost as at 31 December 2022	168,777,067	56,335,518	10,896,717	7,376,870	10,600,826	13,268,119	267,255,117
Depreciation:							
As at 1 January 2022	53,678,085	30,211,903	8,983,542	4,269,762	6,813,061	-	103,956,353
Provided during the financial year	4,746,194	2,165,881	378,546	151,798	405,854	-	7,848,273
Disposals	-	(32,278)	-	-	(2,873,417)	-	(2,905,695)
As at 31 December 2022	58,424,279	32,345,506	9,362,088	4,421,560	4,345,498	-	108,898,931
Carrying Amount:							
As at 1 January 2022	106,451,569	22,718,297	1,904,675	2,220,779	9,543,771	19,850,892	162,689,983
As at 31 December 2022	110,352,788	23,990,012	1,534,629	2,955,310	6,255,328	13,268,119	158,356,186

(12) Intangible Assets – Group:

	Goodwill €
Gross Amount	
Cost as at 1 January 2022	-
Additions	338,774
Disposals	-
Cost as at 31 December 2022	338,774
Amortisation:	
As at 1 January 2022	-
Provided during the financial year	(14,821)
Disposals	-
As at 31 December 2022	(14,821)
Carrying Amount:	
At at 1 January 2022	-
As at 31 December 2022	323,953

The goodwill asset addition of €338,774 relates to the acquisition of the additional 11% interest acquired in Belvelly Marino Development Company DAC during the year under review. Goodwill is being amortised over 10 years from the date of acquisition, being the director's estimate of the period over which the value of Belvelly business acquired is expected to exceed the value of the underlying assets.

(13) Financial Assets:

	2022 GROUP	2022 COMPANY	2021 GROUP	2021 COMPANY
Investments in Subsidiary, Associated Companies and Other Investments	€	€	€	€
Cost	-	3,595,985	-	3,392,985
Investment in Associated Company	-	-	40,000	40,000
Loan to Associated Company	-	-	3,160,000	3,160,000
Share of Associated Company Loss	-	-	(548,116)	-
Balance as at 31 December	-	3,595,985	2,651,884	6,592,985

Investments in Subsidiary, Associated Companies and Other Investments include:

(a) **Cork Port Terminals Services DAC** of which nominees of the Port of Cork Company are 100% registered shareholders. This company is incorporated in the Republic of Ireland, with a registered address at Tivoli Terminal Building, Tivoli Dock and Industrial Estate, Cork, T23 YNT9. The company provides stevedoring services in the Port of Cork.

(b) **Aniram MDA DAC** is 100% owned by the Port of Cork Company. This company is incorporated in the Republic of Ireland, with a registered address at Tivoli Terminal Building, Tivoli Dock and Industrial Estate, Cork, T23 YNT9. The principal activity of the company is the management and development of the leasehold property owned by the company.

(c) **Bantry Bay Port Company DAC.** On 1st January 2014 the activities, assets and trade of Bantry Bay Harbour Commissioners were transferred to the Port of Cork Company. A subsidiary company Bantry Bay Port Company Limited was established to manage the activities of Bantry Harbour.

(d) **Belvelly Marino Development Company DAC**. The company was previously 40% owned by Port of Cork Company. Port of Cork Company acquired an additional 11% interest in Belvelly Marino Development Company DAC during the year under review. The analysis of assets and liabilities acquired are as follows:

	€
Fixed Assets	5,154,800
Current Assets	3,045,519
Current Liabilities	(176,099)
Shareholders Loans	(9,405,882)
Minority Interest	657,072
Losses previously recognised	548,816
Goodwill	338,774
Satisfied by Consideration Paid	163,000

(14) Stock:

	2022 €	2021 €
General Engineering Stores	922,421	512,724
Development Land	1,696,949	-
	2,619,370	512,724

(15) Debtors:

	2022 GROUP	2022 COMPANY	2021 GROUP	2021 COMPANY
Amounts falling due within one financial year:	€	€	€	€
Trade Debtors	6,154,656	5,089,019	6,116,822	5,575,851
Port of Cork Superannuation Fund	2,716,338	2,716,338	2,996,042	2,996,042
Value Added Tax	53,487	34,061	321,355	316,863
Other Debtors	443,708	341,639	1,094,036	888,945
Corporation Taxes	89,688	15,393	919,350	876,506
Amounts due from Subsidiary Companies	-	850,503	-	850,503
	9,457,877	9,046,953	11,447,605	11,504,710
Amounts falling due after one financial year from Subsidiary Companies	-	4,797,000	-	-
	9,457,877	13,843,953	11,447,605	11,504,710

The amounts due from subsidiary companies are unsecured and interest free.

(16) Creditors:

	2022 GROUP €	2022 COMPANY €	2021 GROUP €	2021 COMPANY €
Amounts falling due within one financial year:				
Trade Creditors	846,786	838,544	1,640,876	1,613,629
Accruals	6,772,968	4,560,625	7,230,492	6,231,296
Loans (Note 17)	3,917,000	3,917,000	3,920,795	3,920,795
Payroll Taxes	582,347	546,762	517,157	479,357
Pay Related Social Insurance	259,230	242,732	180,098	166,326
Amounts owed to Subsidiary Companies	-	80,645	-	628,799
	12,378,331	10,186,308	13,489,418	13,040,202

The amount due to subsidiary companies are unsecured, interest free and is repayable on demand.

(17) Lender and Other Debt - Group and Company:

(a) Amounts falling due after more than one financial year:

	2022 €	2021 €
Other Loan – Repayable 3 – 5 years	4,608,882	-
Bank Loans – Repayable by instalment 2 - 3 years	7,353,758	7,481,591
Bank Loans – Repayable by instalment 4 - 5 years	6,750,000	6,804,625
Bank Loans – Repayable by instalment after 5 years	35,251,270	38,626,265
	49,355,028	53,272,481

(b) Lender debt is held as follows:

	2022 €	2022 €	2021 €	2021 €
Payable	within 1 year	after 1 year	within 1 year	after 1 year
Irredeemable Stock	-	1,270	-	1,270
Bank Loan:				
Repayable by 2035	3,917,000	49,355,028	3,920,795	53,272,481
Total Capital Debt	3,917,000	49,356,298	3,920,795	53,273,751

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
(For the financial year ended 31 December 2022)

(18) Capital Grants – Group and Company:

	2022	2021
	€	€
Opening Balance	26,992,261	24,313,734
Grants Received	293,007	3,542,356
Grants Amortised	(961,808)	(863,829)
Closing Balance	26,323,460	26,992,261

(19) Provision for Liabilities– Group and Company:

	2022	2021
	€	€
Deferred Taxation	1,699,850	1,309,572
Port of Cork Superannuation Fund	1,426,000	1,751,000
Pensions (see note 22)	649,000	3,641,000
	3,774,850	6,701,572

Deferred Taxation:

The amounts provided for the total potential deferred taxation liability are set out below:

	2022	2021
On difference between accumulated depreciation and amortisation of Capital Allowances	1,959,225	1,983,572
On Defined Benefit Pension Scheme	(178,250)	(218,875)
On Port of Cork Superannuation Scheme	(81,125)	(455,125)
	1,699,850	1,309,572

(20) Called up Share Capital Presented as Equity- Group and Company:

	2022	2021
	€	€
Equity:		
Authorised:		
47,000,000 Ordinary Shares of €1.25 each	58,750,000	58,750,000
Allotted issued and fully paid:		
18,014,977 Allotted issued and fully paid Ordinary Shares of €1.25 each	22,518,722	22,518,722

(21) Movements on Reserves:

Capital Conversion Reserve Fund:	2022 Group	2022 Company	2021 Group	2021 Company
	€	€	€	€
Opening Balance as at 1 January	267,320	267,320	267,320	267,320
Movement for financial year	-	-	-	-
Closing Balance as at 31 December	267,320	267,320	267,320	267,320

Capital Reserve Fund:	€	€	€	€
Opening Balance as at 1 January	989	-	989	-
Movement for financial year	-	-	-	-
Closing Balance as at 31 December	989	-	989	-

Profit and Loss Account:	€	€	€	€
Opening Balance as at 1 January	82,058,616	82,036,789	70,139,146	70,364,245
Profit for the financial year	11,659,099	11,827,676	9,958,344	9,711,418
Actuarial Gain Recognised on Pension Schemes	1,539,000	1,539,000	2,135,000	2,135,000
Actuarial Gain Recognised on Port of Cork Superannuation Fund Liability	325,000	325,000	155,000	155,000
Dividend Paid	(250,000)	(250,000)	-	-
Deferred Tax related to Actuarial Liability	(414,625)	(414,625)	(328,874)	(328,874)
Closing Balance as at 31 December	94,917,090	95,063,840	82,058,616	82,036,789
Total Reserves	95,185,399	95,331,160	82,326,925	82,304,109

The profit and loss account represents cumulative profits or losses, net of dividends paid and other adjustments.

The capital conversion reserve represents the difference which arose on the conversion of the company's shares arising from the introduction of the euro.

(22) Pension Schemes:

(a) Actuarial Valuation

The Port of Cork Company operates defined benefit pension schemes. The latest full actuarial valuation of the Company's Pension Schemes was carried out at 1 January 2021 by Mercer Limited, Actuaries and Consultants, using the minimum funding standard valuation of liabilities. At the date of the actuarial valuation the market value of the assets of the Port of Cork Company Superannuation schemes was €50.4 million and the actuarial valuation showed that the actuarial value of those assets was 90% of the benefits that had accrued to members. The contributions for the financial year amounted to €2.24 million (2021: €1.84 million) in accordance with independent professionally qualified actuary advice.

The Port of Cork Company made pension payments totalling €3.16 million during 2022 (2021: €3.08 million), on behalf of the Port of Cork Company Superannuation Fund.

The Board of Directors of the Port of Cork Company established a defined contribution pension scheme for new employees with effect from 1 January 2006. The Company paid an amount of €625,215 (2021: €482,021) into defined contribution pension schemes during 2022. The defined benefit pension schemes continue for existing members.

(b) Disclosures

Financial Assumptions:

The financial assumptions used to calculate the retirement liabilities at December 31, were as follows:

Valuation Method	**Projected Unit 2022**	**Projected Unit 2021**
Discount Rate	4.15%	1.25%
Inflation Rate	2.50%	2.00%
Salary Increases	2.90%	2.50%
Pension Increases	0.00%	0.00%

Mortality Assumptions:

The assumptions relating to life expectancy at retirement for members who retire at age 65 are as follows:

Retiring Today	**2022**	**2021**
Males	22.6	22.6
Females	24.3	24.3
Retiring in 25 years		
Males	23.8	23.8
Females	25.7	25.7

(22) Pension Schemes –continued:

The market value of the assets in the pension schemes (Port of Cork Company and Port of Cork Pilotage Authority) (the schemes') and liabilities as at 31 December 2022, were:

	Market Value at December 31	
	2022	2021
	€'000	€'000
Equities	12,375	15,653
Bonds	25,657	36,778
Cash/Other	2,777	2,885
	40,809	55,316
Present value of pension scheme liabilities	(41,458)	(58,957)
Net deficit in pension schemes	(649)	(3,641)
Related deferred tax asset	81	455
Net pension liability	(568)	(3,186)

In calculating the market value of the assets above, an amount of €2.772m (2021: €2.996m) due to the Port of Cork Company has been deducted. The Port of Cork Company has a separate Capital Liability of €1.43m (2021: €1.75m) excluded from the above calculations, which refers exclusively to the Port of Cork Company Superannuation Fund. However, these amounts are included in the Consolidated Statement of Financial Position as outlined in notes 15 and 19 respectively.

	2022	2021
	€'000	€'000
		€'000
(i) Analysis of the amount charged to operating profit		
Current Service Cost	730	763
Loss on curtailments/changes/introductions	-	648
	730	1,411
(ii) Analysis of the amount charged to other finance income is:		
Interest on scheme liabilities	717	614
Interest income	(687)	(562)
	30	52

Financial Assumptions:	2022	2021
	€'000	€'000
(iii) Analysis of the amount recognised in statement of total recognised gains and losses (consolidated statement of comprehensive income):		
Actual return less expected return on scheme assets	(14,403)	(912)
Experience losses	(771)	(160)
Changes in assumptions	16,713	3,207
Actuarial gain recognised in consolidated statement of comprehensive income	1,539	2,135

(22) Pension Schemes –continued:

(b) Disclosures - continued

Financial Assumptions- continued:

(iv) Analysis of the movement in deficit during the financial year is:

	2022 €'000	2021 €'000
(a) Change in benefit obligation		
Benefit obligation at beginning of financial year	58,957	62,898
Service cost	730	763
Changes/Introductions	-	648
Interest cost	717	614
Plan participants' contributions	158	157
Actuarial loss	(15,942)	(3,047)
Benefits paid	(3,162)	(3,076)
Benefit obligation at end of financial year	41,458	58,957
(b) Change in plan assets		
Fair value of plan assets at beginning of financial year	55,316	56,781
Interest income	687	562
Actuarial loss	(14,403)	(912)
Employer contributions	2,242	1,842
Plan participants' contributions	158	157
Benefits paid from plan	(3,162)	(3,076)
Expenses paid	(29)	(38)
Fair value of plan assets at end of financial year	40,809	55,316

The estimated income statement disclosure for 2023 is set out below. This will be finalised at the end of 2023 to reflect actual salaries paid during the year, any augmentations granted and any significant changes in membership. The expected rate of return on assets disclosed at 31 December 2022 is a factor in determining this expense.

	€'000
Amount Charged to Operating Profit	
Current Service Cost	338
	338
Amount Credited to Other Finance Income	
Interest on Liabilities	1,662
Expected Return on Assets	(1,646)
	16
2023 Income Statement	354

(22) Pension Schemes –continued:

(c) Disclosures - continued

Financial Assumptions- continued:

History of Experience Gains and Losses	**2022 €'000**	**2021 €'000**	**2020 €'000**	**2019 €'000**	**2018 €'000**
Actual return less expected return on scheme assets	(14,403)	(912)	3,005	5,081	(1,665)
% of scheme assets	(35.29%)	(1.64%)	5.92%	9.34%	(3.35%)
Experience gains and losses	(771)	(160)	735	(374)	301
% of present value of scheme liabilities	(1.89%)	(0.27%)	1.17%	(0.59%)	0.52%
Actuarial Gains and Losses recognised in consolidated statement of comprehensive income	1,539	2,135	1,573	(861)	(277)
% of present value of scheme liabilities	3.71%	3.62%	2.50%	(1.58%)	(0.56%)

(23) Capital Commitments – Group and Company:

	2022 €	**2021 €**
Capital expenditure which has been contracted for but has not been provided in the Financial Statements.	4,050,000	2,258,327

(24) Minority Interest:

	2022 €	**2021 €**
Arising on the acquisition of a subsidiary	657,072	-
Arising during the year	44,582	-
Total	701,654	-

(25) Financial Instruments:

The carrying values of the group financial assets and liabilities are summarised below:

	2022 €	**2021 €**
Financial Assets		
Measured at undiscounted amount receivable:		
• Trade debtors	6,314,299	6,300,583
Financial Liabilities		
Measured at undiscounted amount payable:		
• Trade payables	846,786	1,526,365
Measured at amortised cost		
• Capital Debt	49,355,028	53,272,481

(26) Related Party Transactions:

In common with many other entities, Port of Cork Company deals in the normal course of business with Government entities, Local Authorities: Cork City Council and Cork County Council, and other state-owned companies on an arm's length basis. Noel Cregan, Director (resigned 26/02/2022) is also a director of ADT Ireland Limited which provides services to the group. The total value so provided as at 26/02/2022 was €20,326 (2021: €15,001).

(27) Post Balance Sheet Events:

There were no significant events affecting the company since the financial year end that require disclosure in the financial statements.