

Company Number: 667151

Evergrande Home Limited
Abridged Unaudited Financial Statements
for the financial year ended 30 June 2025

Evergrande Home Limited

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Evergrande Home Limited

DIRECTOR'S RESPONSIBILITIES STATEMENT

for the financial year ended 30 June 2025

The director is responsible for preparing the Director's Report and the financial statements in accordance with applicable Irish law and regulations.

Irish 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 the Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" issued by the Financial Reporting Council. Under company law, the director must not approve the financial statements unless he is satisfied that they give a true and fair view of the assets, liabilities and financial position of the company as at the financial year end date and of the profit or loss of the company for the financial year and otherwise comply with the Companies Act 2014.

In preparing these financial statements, the director is required to:

- select suitable accounting policies for the company financial statements and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether the financial statements have been prepared in accordance with applicable accounting standards, identify those standards, and note the effect and the reasons for any material departure from those standards; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The director is 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 him to ensure that the financial statements and Director's Report comply with the Companies Act 2014. 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.

Signed on behalf of the board

Yupeng Liu
Director

27 March 2026

Evergrande Home Limited

BALANCE SHEET

as at 30 June 2025

| | Notes | 2025 € | 2024 € |
|---|-------|--------------------|--------------------|
| Fixed Assets | | | |
| Tangible assets | 8 | <u>1,233,402</u> | <u>3,424,564</u> |
| Current Assets | | | |
| Debtors | 9 | 110,571 | 117,160 |
| Cash and cash equivalents | | <u>1,742,409</u> | <u>135,363</u> |
| | | <u>1,852,980</u> | <u>252,523</u> |
| Creditors: amounts falling due within one year | 10 | <u>(1,055,548)</u> | <u>(246,598)</u> |
| Net Current Assets | | <u>797,432</u> | <u>5,925</u> |
| Total Assets less Current Liabilities | | <u>2,030,834</u> | <u>3,430,489</u> |
| Creditors: | | | |
| amounts falling due after more than one year | 11 | <u>(1,890,000)</u> | <u>(3,742,344)</u> |
| Net Assets/(Liabilities) | | <u>140,834</u> | <u>(311,855)</u> |
| Capital and Reserves | | | |
| Called up share capital presented as equity | | 100 | 100 |
| Retained earnings | | <u>140,734</u> | <u>(311,955)</u> |
| Equity attributable to owners of the company | | <u>140,834</u> | <u>(311,855)</u> |

I as Director of Evergrande Home Limited, state that -

(a) the company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014,

(b) the company is availing itself of the exemption on the grounds that the conditions specified in section 358 are satisfied,

(c) the shareholders of the company have not served a notice on the company under section 334(1) in accordance with section 334(2),

(d) I acknowledge the company's obligations under the Companies Act 2014, to keep adequate accounting records and prepare financial statements which give a true and fair view of the assets, liabilities and financial position of the company at the end of its financial year and of its profit or loss for such a financial year and to otherwise comply with the provisions of the Companies Act 2014 relating to financial statements so far as they are applicable to the company,

(e) the company has relied on the specified exemption contained in section 352 Companies Act 2014. The company has done so on the grounds that the company is entitled to the benefit of that exemption as a small company and the abridged financial statements have been properly prepared in accordance with section 353 Companies Act 2014 and the small companies' regime.

Approved by the board on 27 March 2026 and signed on its behalf by:

Yupeng Liu
Director

Evergrande Home Limited
STATEMENT OF CHANGES IN EQUITY

as at 30 June 2025

| | Called up share capital € | Retained earnings € | Total € |
|-------------------------------|--|------------------------------------|--------------------|
| At 1 July 2023 | 100 | (68,489) | (68,389) |
| Loss for the financial year | - | (243,466) | (243,466) |
| At 30 June 2024 | 100 | (311,955) | (311,855) |
| Profit for the financial year | - | 452,689 | 452,689 |
| At 30 June 2025 | 100 | 140,734 | 140,834 |

Evergrande Home Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

1. General Information

Evergrande Home Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 667151. The registered office of the company is 62 Navan Road, Dublin 7, D07Y006 which is also the principal place of business of the company. The principal activity of company is property letting and property investment. The financial statements have been presented in Euro (€) which is also the functional currency of the company.

2. Summary of Significant Accounting Policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's financial statements.

Statement of compliance

The financial statements of the company for the financial year ended 30 June 2025 have been prepared on the going concern basis and in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (FRS 102).

Basis of preparation

The financial statements have been prepared on the going concern basis and in accordance with the historical cost convention except for certain properties and financial instruments that are measured at revalued amounts or fair values, as explained in the accounting policies below. Historical cost is generally based on the fair value of the consideration given in exchange for assets. The financial reporting framework that has been applied in their preparation is the Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" issued by the Financial Reporting Council.

The company qualifies as a small company as defined by section 280A of the Companies Act 2014 in respect of the financial year, and has applied the rules of the 'Small Companies Regime' in accordance with section 280C of the Companies Act 2014.

Cash flow statement

The company has availed of the exemption in FRS 102 from the requirement to prepare a Statement of Cash Flows because it is classified as a small company.

Turnover

Turnover comprises the invoice value of goods supplied by the company, exclusive of trade discounts and value added tax.

Investment properties

Investment property is property held either to earn rental income, or for capital appreciation (including future re-development) or for both, but not for sale in the ordinary course of business.

Investment property is initially measured at cost, which includes the purchase cost and any directly attributable expenditure. Investment property is subsequently valued at its fair value at each reporting date, by professional external valuers. The difference between the fair value of an investment property at the reporting date and its carrying value prior to the valuation is recognised in the Profit and Loss Account as a fair value gain or loss. Any gain or loss on disposal of an investment property (calculated as the difference between the net proceeds from disposal and the carrying amount of the item) is recognised in the Profit and Loss Account.

Trade and other debtors

Trade and other debtors are initially recognised at fair value and thereafter stated at amortised cost using the effective interest method less impairment losses for bad and doubtful debts except where the effect of discounting would be immaterial. In such cases the receivables are stated at cost less impairment losses for bad and doubtful debts.

Borrowing costs

Borrowing costs relating to the acquisition of assets are capitalised at the appropriate rate by adding them to the cost of assets being acquired. Investment income earned on the temporary investment of specific borrowings pending their expenditure on the assets is deducted from the borrowing costs eligible for capitalisation. All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

Employee benefits

There was no employee benefits scheme operated during the financial period.

Evergrande Home Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

Taxation and deferred taxation

Current tax represents the amount expected to be paid or recovered in respect of taxable profits for the financial year and is calculated using the tax rates and laws that have been enacted or substantially enacted at the Balance Sheet date.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay more tax in the future, or a right to pay less tax in the future. Timing differences are temporary differences between the company's taxable profits and its results as stated in the financial statements.

Deferred tax is measured on an undiscounted basis at the tax rates that are anticipated to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the Balance Sheet date.

Ordinary share capital

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

3. Going concern

The director have prepared the financial statements on the going concern basis, which assumes that the company will continue in operational existence for the foreseeable future.

The going concern concept has been adopted mainly due to confirmation from the director that he will continue to provide credit facilities and funding to the company for the foreseeable future. The directors are reviewing the current internal control procedures and developing new procedures to control the overheads. They have also given commitments to continue to provide funding to the company until it returns to be profitable. If the company was unable to continue in operational existence for the foreseeable future, adjustments would be made to reduce the balance sheet value of assets to their recoverable amounts and to provide for the future diminutions that might arise, and to reclassify fixed assets at current values.

| | | |
|--|-----------------------------|-----------------------------|
| 4. Operating profit | 2025 | 2024 |
| | € | € |
| Operating profit is stated after crediting: | | |
| (Profit) on disposal of tangible assets | (823,914) | - |
| | <u> </u> | <u> </u> |
| 5. Interest payable and similar expenses | 2025 | 2024 |
| | € | € |
| On amounts payable to connected parties | 117,000 | 86,823 |
| Interest | 219,641 | 225,263 |
| | <u> </u> | <u> </u> |
| | 336,641 | 312,086 |
| | <u> </u> | <u> </u> |

6. Employees

The average monthly number of employees, including director, during the financial year was 1, (2024 - 1).

| | | |
|-----------|-----------------------------|-----------------------------|
| | 2025 | 2024 |
| | Number | Number |
| Secretary | 1 | 1 |
| | <u> </u> | <u> </u> |

Evergrande Home Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

| 7. Tax on profit/(loss) | 2025 | 2024 |
|--|-----------------------|--------------------|
| | € | € |
| (a) Analysis of charge in the financial year | | |
| Current tax: | | |
| Corporation tax at 33.00% (Note 7 (b)) | <u>271,892</u> | <u>-</u> |
| (b) Factors affecting tax charge for the financial year | | |
| The tax assessed for the financial year differs from the standard rate of corporation tax in the Republic of Ireland (2024 - 33.00%). The differences are explained below: | | |
| | 2025 | 2024 |
| | € | € |
| Profit/(loss) taxable at 33.00% | <u>724,581</u> | <u>(243,466)</u> |
| Profit/(loss) before tax multiplied by the standard rate of corporation tax in the Republic of Ireland at 33.00% | 239,112 | - |
| Effects of: | | |
| Expenses not deductible for tax purposes | <u>32,780</u> | <u>-</u> |
| Total tax charge for the financial year (Note 7 (a)) | <u>271,892</u> | <u>-</u> |
| 8. Tangible assets | | |
| | Investment properties | Total |
| | € | € |
| Cost | | |
| At 1 July 2024 | 3,424,564 | 3,424,564 |
| Additions | 763,220 | 763,220 |
| Disposals | <u>(2,954,382)</u> | <u>(2,954,382)</u> |
| At 30 June 2025 | <u>1,233,402</u> | <u>1,233,402</u> |
| Depreciation | | |
| At 1 July 2024 | - | - |
| At 30 June 2025 | <u>-</u> | <u>-</u> |
| Net book value | | |
| At 30 June 2025 | <u>1,233,402</u> | <u>1,233,402</u> |
| At 30 June 2024 | <u>3,424,564</u> | <u>3,424,564</u> |
| 9. Debtors | | |
| | 2025 | 2024 |
| | € | € |
| Trade debtors | 10,471 | 17,060 |
| Other debtors | <u>100,100</u> | <u>100,100</u> |
| | <u>110,571</u> | <u>117,160</u> |

Evergrande Home Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

| | | |
|--|------------------|------------------|
| 10. Creditors | 2025 | 2024 |
| Amounts falling due within one year | € | € |
| Amounts owed to credit institutions | (2,479) | 50,004 |
| Trade creditors | (1) | - |
| Amounts owed to connected parties (Note 15) | 49,988 | - |
| Taxation | 271,892 | - |
| Accruals | 736,148 | 196,594 |
| | <u>1,055,548</u> | <u>246,598</u> |
| | | |
| 11. Creditors | 2025 | 2024 |
| Amounts falling due after more than one year | € | € |
| Bank loan | - | 2,182,344 |
| Amounts owed to connected parties (Note 15) | 1,890,000 | 1,560,000 |
| | <u>1,890,000</u> | <u>3,742,344</u> |
| | | |
| Loans | | |
| Repayable in one year or less, or on demand | (2,479) | 50,004 |
| Repayable between one and two years | - | 50,004 |
| Repayable between two and five years | - | 2,132,340 |
| | <u>(2,479)</u> | <u>2,232,348</u> |
| | | |
| 12. Income Statement | 2025 | 2024 |
| | € | € |
| At 1 July 2024 | (311,955) | (68,489) |
| Profit/(loss) for the financial year | 452,689 | (243,466) |
| | <u>140,734</u> | <u>(311,955)</u> |
| | | |
| 13. Capital commitments | | |
| The company had no material capital commitments at the financial year-ended 30 June 2025. | | |
| | | |
| 14. Contingent liabilities | | |
| No contingent liabilities existed at the year ended 30th June 2025. | | |
| | | |
| 15. Related party transactions | | |
| The following amounts are due to other connected parties: | | |
| | 2025 | 2024 |
| | € | € |
| HK Zheng Development Ltd | 49,988 | - |
| Amounts falling due after more than one year | 1,890,000 | 1,560,000 |
| | <u>1,939,988</u> | <u>1,560,000</u> |
| | | |
| 16. Controlling interest | | |
| The company is controlled by Mr Yupeng Liu who owns 100% of the issued share capital of the company. | | |

Evergrande Home Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
for the financial year ended 30 June 2025

17. Post-Balance Sheet Events

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

18. Approval of financial statements

The financial statements were approved and authorised for issue by the board on 27 March 2026.