

Company registration number: 650844

WZDJ Property Investment Limited

Unaudited financial statements

for the financial year ended 30 April 2025

WZDJ Property Investment Limited

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WZDJ Property Investment Limited

Directors and other information

Directors	Duanying Chen Wanyong Huang
Secretary	Anna Chen
Company number	650844
Registered office	22 Gardiner Place Dublin 1
Accountants	PLZ Accountants Limited First Floor 34 Baggot Street Upper Dublin 4

WZDJ Property Investment Limited

Directors report

The directors present their annual report and the unaudited financial statements of the company for the financial year ended 30/04/25.

Directors

The names of the persons who at any time during the financial year were directors of the company are as follows:

Duanying Chen
Wanyong Huang

Principal activities

The principal activity of the company is property investments.

Dividends

During the financial year the directors have not paid any dividends or recommended payment of a final dividend.

Directors and secretary and their interests

The directors and secretary at the financial year end and their interests in shares in the company were as follows:

	At 30/04/25 Number	At 01/05/24 Number
Directors:		
Duanying Chen	50	50
Wanyong Huang	50	50
Company secretary:		
Anna Chen	-	-

Accounting records

The measures taken by the directors to secure compliance with the requirements of sections 281 to 285 of the Companies Act 2014 with regard to the keeping of accounting records are the implementation of necessary policies and procedures for recording transactions, the employment of competent accounting personnel with appropriate expertise and the provision of adequate resources to the financial function. The accounting records of the company are located at .

This report was approved by the board of directors on 26/02/26 and signed on behalf of the board by:

Duanying Chen
Director

Wanyong Huang
Director

WZDJ Property Investment Limited

Directors responsibilities statement

The directors are responsible for preparing the directors report and the financial statements in accordance with applicable Irish law and regulations.

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

In preparing these financial statements, the directors are required to:

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

The directors are responsible for ensuring that the company keeps or causes to be kept adequate accounting records which correctly explain and record the transactions of the company, enable at any time the assets, liabilities, financial position and profit or loss of the company to be determined with reasonable accuracy, enable them to ensure that the financial statements and directors report comply with the Companies Act 2014. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

WZDJ Property Investment Limited

**Profit and loss account
Financial year ended 30/04/25**

	Note	2025 €	2024 €
Turnover		323,517	372,874
Cost of sales		(1,603)	(561)
Gross profit		321,914	372,313
Administrative expenses		(82,497)	(95,169)
Operating profit		239,417	277,144
Other interest receivable and similar income		120,230	103,304
Interest payable and similar expenses		(359,226)	(344,070)
Profit before taxation		421	36,378
Tax on profit		(86)	(9,495)
Profit for the financial year		335	26,883

The company has no other recognised items of income and expenses other than the results for the financial year as set out above.

The notes on pages 8 to 12 form part of these financial statements.

WZDJ Property Investment Limited

**Statement of income and retained earnings
Financial year ended 30/04/25**

	2025	2024
	€	€
Profit for the financial year	335	26,883
Retained earnings at the start of the financial year	<u>123,993</u>	<u>97,110</u>
Retained earnings at the end of the financial year	<u><u>124,328</u></u>	<u><u>123,993</u></u>

WZDJ Property Investment Limited

**Balance sheet
As at 30/04/25**

		2025		2024	
	Note	€	€	€	€
Fixed assets					
Tangible assets	5	2,814,205		2,595,948	
Financial assets	6	2,588,178		2,284,969	
			5,402,383		4,880,917
Current assets					
Debtors	7	58,700		75,777	
Cash at bank and in hand		55,640		92,878	
		114,340		168,655	
Creditors: amounts falling due within one year	8	(2,853,962)		(2,542,159)	
Net current liabilities			(2,739,622)		(2,373,504)
Total assets less current liabilities			2,662,761		2,507,413
Creditors: amounts falling due after more than one year	9		(2,538,333)		(2,383,320)
Net assets			124,428		124,093
Capital and reserves					
Called up share capital presented as equity			100		100
Profit and loss account			124,328		123,993
Shareholders funds			124,428		124,093

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with Section 1A of FRS 102 Financial Reporting Standard applicable in the UK and Republic of Ireland'.

The notes on pages 8 to 12 form part of these financial statements.

WZDJ Property Investment Limited

Balance sheet (continued)

As at 30/04/25

We, as directors of WZDJ Property Investment Limited state that:

- the company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014;
- the company is availing itself of the exemption on the grounds that the conditions specified in section 358 of the Companies Act 2014 are satisfied;
- the shareholders of the company have not served a notice on the company under section 334(1) of the Companies Act 2014 in accordance with section 334(2); and
- We acknowledge the company's obligations under the Companies Act 2014, to keep adequate accounting records and prepare financial statements which give a true and fair view of the assets, liabilities and financial position of the company at the end of its financial year and of its profit or loss for such a financial year and to otherwise comply with the provisions of Companies Act 2014 relating to financial statements so far as they are applicable to the company.

These financial statements were approved by the board of directors on 26/02/26 and signed on behalf of the board by:

Duanying Chen
Director

Wanyong Huang
Director

The notes on pages 8 to 12 form part of these financial statements.

WZDJ Property Investment Limited

Notes to the financial statements Financial year ended 30/04/25

1. General information

The company is a private company limited by shares, registered in Ireland. The address of the registered office is 22 Gardiner Place, Dublin 1.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102 Section 1A, 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

3. Accounting policies and measurement bases

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in Euro, which is the functional currency of the entity.

Turnover

Turnover is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of discounts and Value Added Tax.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership have transferred to the buyer, usually on despatch of the goods; the amount of revenue can be measured reliably; it is probable that the associated economic benefits will flow to the entity and the costs incurred or to be incurred in respect of the transactions can be measured reliably.

Taxation

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in the statement of comprehensive income, except to the extent that it relates to items recognised in other comprehensive income or directly in capital and reserves. In this case, tax is recognised in other comprehensive income or directly in capital and reserves, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

WZDJ Property Investment Limited

Notes to the financial statements (continued) Financial year ended 30/04/25

Tangible assets

Tangible assets are initially recorded at cost, and are subsequently stated at cost less any accumulated depreciation and impairment losses.

Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in capital and reserves, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in capital and reserves in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in capital and reserves in respect of that asset, the excess shall be recognised in profit or loss.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

If there is an indication that there has been a significant change in depreciation rate, useful life or residual value of tangible assets, the depreciation is revised prospectively to reflect the new estimates.

Financial assets

Financial assets are initially recorded at cost, and subsequently stated at cost less any provision for diminution in value. Listed investments are measured at fair value with changes in fair value being recognised in profit or loss.

Impairment

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

When it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that are largely independent of the cash inflows from other assets or groups of assets.

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Notes to the financial statements (continued) Financial year ended 30/04/25

Financial instruments

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Where investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in profit or loss. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in profit or loss, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

4. Appropriations of profit and loss account

	2025	2024
	€	€
At the start of the financial year	123,993	97,110
Profit for the financial year	335	26,883
At the end of the financial year	<u>124,328</u>	<u>123,993</u>

WZDJ Property Investment Limited

Notes to the financial statements (continued)
Financial year ended 30/04/25

5. Tangible assets

	Freehold property	Fixtures, fittings and equipment	Total
	€	€	€
Cost			
At 01/05/24	2,558,526	54,575	2,613,101
Additions	211,256	16,182	227,438
	<u> </u>	<u> </u>	<u> </u>
Depreciation			
At 01/05/24	-	17,154	17,154
Charge for the financial year	-	9,180	9,180
	<u> </u>	<u> </u>	<u> </u>
At 30/04/25	<u> </u>	<u>26,334</u>	<u>26,334</u>
Carrying amount			
At 30/04/25	<u>2,769,782</u>	<u>44,423</u>	<u>2,814,205</u>
At 30/04/24	<u>2,558,526</u>	<u>37,421</u>	<u>2,595,947</u>

6. Financial assets

	Loans to undertakings with which the company is linked by virtue of participating interests	Total
	€	€
Cost		
At 01/05/24	2,284,969	2,284,969
Additions	620,959	620,959
Disposals	(317,750)	(317,750)
	<u> </u>	<u> </u>
At 30/04/25	<u>2,588,178</u>	<u>2,588,178</u>
Provision for diminution in value		
At 01/05/24 and 30/04/25	-	-
	<u> </u>	<u> </u>
Carrying amount		
At 30/04/25	<u>2,588,178</u>	<u>2,588,178</u>
At 30/04/24	<u>2,284,969</u>	<u>2,284,969</u>

WZDJ Property Investment Limited

Notes to the financial statements (continued)
Financial year ended 30/04/25

7. Debtors

	2025	2024
	€	€
Trade debtors	5,601	67,417
Other debtors	34,563	-
Prepayments	18,536	8,360
	<u>58,700</u>	<u>75,777</u>
	<u>58,700</u>	<u>75,777</u>

8. Creditors: amounts falling due within one year

	2025	2024
	€	€
Amounts owed to credit institutions	260,000	17,750
Trade creditors	27,025	27,025
Other creditors including tax and social insurance	2,554,000	2,461,953
Accruals	12,937	35,431
	<u>2,853,962</u>	<u>2,542,159</u>
	<u>2,853,962</u>	<u>2,542,159</u>

9. Creditors: amounts falling due after more than one year

	2025	2024
	€	€
Amounts owed to credit institutions	2,538,333	2,448,324
Payments received on account	-	(65,004)
	<u>2,538,333</u>	<u>2,383,320</u>
	<u>2,538,333</u>	<u>2,383,320</u>

10. Approval of financial statements

The board of directors approved these financial statements for issue on 26 February 2026.

WZDJ Property Investment Limited

The following pages do not form part of the statutory accounts.

WZDJ Property Investment Limited

Detailed profit and loss account Financial year ended 30/04/25

	2025 €	2024 €
Turnover		
Rent receivable	319,305	367,815
Other income	4,212	5,059
	<u>323,517</u>	<u>372,874</u>
Cost of sales		
Direct costs	(1,603)	(561)
	<u>(1,603)</u>	<u>(561)</u>
Gross profit	<u>321,914</u>	<u>372,313</u>
Gross profit percentage	99.5%	99.8%
Overheads		
Administrative expenses		
Commissions payable	(165)	-
Insurance	(10,004)	(9,638)
Light and heat	(14,554)	(16,736)
Cleaning	(4,139)	(5,968)
Repairs and maintenance	(24,955)	(46,291)
Printing, postage and stationery	(29)	(10)
Advertising	(25)	(373)
Telephone	(2,303)	(1,659)
Computer costs	(1,029)	(774)
Travelling and entertainment	(580)	(335)
Legal and professional	(11,587)	(16)
Consultancy fees	(287)	(3,000)
Accountancy fees	(3,005)	(2,713)
Bank charges	(267)	(562)
General expenses	(388)	64
Depreciation of tangible assets	(9,180)	(7,158)
	<u>(82,497)</u>	<u>(95,169)</u>
Operating profit	239,417	277,144
Operating profit percentage	74.0%	74.3%
Other interest receivable and similar income	120,230	103,304
Interest payable and similar expenses	(359,226)	(344,070)
Profit before taxation	<u>421</u>	<u>36,378</u>