

Company No. 743290

L.H.A PROPERTY INVESTMENT LIMITED
(Incorporated in Republic of Ireland)

UNAUDITED ABRIDGED FINANCIAL STATEMENTS FOR THE PERIOD
FROM 16 JUNE 2023 TO 11 DECEMBER 2024

L.H.A PROPERTY INVESTMENT LIMITED

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L.H.A PROPERTY INVESTMENT LIMITED

COMPANY INFORMATION

DIRECTORS

LIHONG CHEN

SECRETARY

YIFAN AN

COMPANY NUMBER

743290

REGISTERED OFFICE

24 KILBARRACK AVENUE,
DUBLIN

BANKER

REVOLUT BANK UAB
2 DUBLIN LANDINGS,
NORTH DOCK,
DUBLIN 1.

L.H.A PROPERTY INVESTMENT LIMITED

STATEMENT OF DIRECTORS' RESPONSIBILITIES

Company law required the Directors to prepare financial statements for each financial year which gives a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that period. In preparing those financial statements, the Directors are required to:

- Select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to material departures disclosed and explained in the financial statements;
- prepare the financial statements based on the going concern basis unless it is inappropriate to presume that the Company will continue in business

The Directors confirm that they have complied with the above requirements in preparing the financial statements.

The Directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Company and to enable them to ensure that the financial statements comply with the Companies Acts 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

L.H.A PROPERTY INVESTMENT LIMITED

ABRIDGED BALANCE SHEET

AS AT 11 DECEMBER 2024

	Note	11-Dec-24
NON CURRENT ASSETS		
Fixture & fitting & equipment	3	<u>4,762</u>
		4,762
CURRENT ASSETS		
Cash at bank and in hand		14,005
Cash in hand		-
Other debtor	5	<u>100</u>
		4,105
CURRENT LIABILITIES		
Creditors: falling due within one year	4	<u>4,437</u>
NET CURRENT LIABILITIES		<u>4,437</u>
NON CURRENT LIABILITES		
Creditors: falling due more than one year		<u>-</u>
TOTAL ASSETS LESS TOTAL LIABILITIES		<u><u>14,431</u></u>
CAPITAL AND RESERVES		
Called up share capital		100
Profit and loss account	6	<u>14,331</u>
Equity shareholders' fund		<u><u>14,431</u></u>

The notes on pages 6 to 8 form an integral part of these financial statements

L.H.A PROPERTY INVESTMENT LIMITED

ABRIDGED ABALANCE SHEET AS AT 11 DECEMBER 2024 (CONTINUED)

I/We, as director(s) of L.H.A PROPERTY INVESTMENT LIMITED, state that:

- (a) the company is availing itself of the exemption provided for by Chapter 16 of Part 6 of the Company Act 2014.
- (b) The company is availing itself of the exemption on the grounds that the conditions specified in accordance with s. 365(2) are satisfied.
- (c) The shareholders of the company have not served a notice on the company under s.334(1) in accordance with s.334(2).
- (d) We acknowledge the company's obligations under the Companies Act 2014, To keep adequate accounting records and prepare Financial Statements which give a true and fair view of the assets, liabilities and financial position of the company at the end of its financial year and of its profit or loss for such a 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.
- *(e) the company has relied on the specified exemption contained in s.365 Companies Act 2014; has done so on the grounds that the company is entitled to the benefit of the exemption as a small company and the abridged Financial Statements have been properly prepared in accordance with s.353 Companies Act 2014.

On behalf of the board:

Li Hong chen

LIHONG CHEN
DIRECTOR

Date: 09 February 25

L.H.A PROPERTY INVESTMENT LIMITED

NOTE TO THE ABRIDGED FINANCIAL STATEMENTS AS AT 11 DECEMBER 2024

1. BASIS OF PREPARATION

The company is incorporated in Republic of Ireland on 16 June 2023. The company registration number is 743290. The financial statements have been prepared under the historical cost convention and in accordance with Financial Reporting Standard for Smaller Entities (effective April 2008).

The financial statements have been prepared on the going concern basis and in accordance with generally accepted accounting principles in Ireland and Irish state comprising the Companies Act 2014. They comply with financial reporting standards of the Financial Reporting Council, as promulgated by Chartered Accountants Ireland. The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's financial statements.

2. SIGNIFICANT ACCOUNTING POLICIES

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

(a) Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation. Depreciation is calculated on a straight line basis to write off the cost of the fixed assets over their estimated useful life. The principal annual depreciation rate used is as follow:

Fixture, fitting and equipment	12.5% per year
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Gains and losses on disposal are determined by comparing proceeds with carrying amount and are included in profit/(loss) from operations.

(b) Impairment of fixed assets

Fixed assets are subject to review for impairment. Any impairment is recognised in the profit and loss account in the period in which it occurs.

(c) Stocks

Stocks are stated at the lower of cost and net realisable value. Cost is determined on a first in first out basis.

Net realisable value is the estimated selling price in the ordinary course of business, less the selling expenses.

L.H.A PROPERTY INVESTMENT LIMITED

NOTE TO THE ABRIDGED FINANCIAL STATEMENTS AS AT 11 DECEMBER 2024

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(d) Revenue recognition

Sales are recognised upon delivery of products and customer acceptance, if any, net of value added taxes and discounts.

(e) Taxation

Current tax, including Irish corporation tax and foreign taxes, is provided on the Company's taxable profits, at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantially enacted by the balance sheet date.

(f) Deferred taxation

The tax expense is determined on the basis of tax effect accounting using the liability method. Deferred taxation is recognised for timing difference except when there is reasonable evidence that such timing difference will not reverse in the foreseeable future. The tax effect of timing differences that result in a debit balance or a debit to the deferred tax balance is not carried forward unless there is a reasonable expectation of its realisation.

3. TANGIBLE ASSETS

	Fixtures, fittings and equipment	Total
	€	€
<u>Cost</u>		
At 16 June 2023	-	-
Additional	5,938	5,938
Disposals	-	-
At 31 December 2023	<u>5,938</u>	<u>5,938</u>
<u>Accumulated depreciation</u>		
At 16 June 2023	-	-
Additional	1,175	1,175
Depreciation	-	-
At 31 December 2023	<u>1,175</u>	<u>1,175</u>
<u>Net book value</u>		
At 31 December 2023	<u><u>4,762</u></u>	<u><u>4,762</u></u>

L.H.A PROPERTY INVESTMENT LIMITED

NOTE TO THE ABRIDGED FINANCIAL STATEMENTS AS AT 11 DECEMBER 2024

4. CREDITORS FALLING DUE WITHIN ONE YEAR

	<u>11 Dec 2024</u>
	€
CT payable	3,022
Accountant fees	1,415
	<u>4,437</u>

5. CALLED UP SHARE CAPITAL

	<u>11 Dec 2024</u>
	€
Authorised:	
100,000 ordinary shares of €1.00 each	<u>100,000</u>
Allotted, called up and fully paid:	
100 ordinary shares of €1.00 each	<u>100</u>

6. PROFIT AND LOSS ACCOUNT

	<u>11 Dec 2024</u>
	€
At 11 December 2024 gain for the period	<u>14,431</u>

7. INTERESTS OF DIRECTORS AND SECRETARY IN SHARES

The interests of Directors and Secretary who held office at the end of the period in shares in the Company are as follow:

Number of ordinary shares of €1.00 each

<u>NAME</u>	At 16 June 2023	Bought	Sold	At 11 December 2024
LIHONG CHENG (DIRECTOR)	-	50	-	50
YIFAN AN (SECRETARY)	-	50	-	50

8. APPROVAL OF THE FINANCIAL STATEMENTS

The financial statements were approved by the Board on 09 February 2025.