

**MILLIONS PROPERTY INVESTMENT LIMITED**

**UNAUDITED ABRIDGED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31<sup>st</sup> MARCH 2025**

**Registered Number: 716730**

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**MILLIONS PROPERTY INVESTMENT LTD**

**COMPANY INFORMATION**

Directors	Xin Zhe Zhang Xueting Liu
Secretary	Xueting Liu
Company Number	716730
Registered Office	20 Church Road Glenageary Ballybrack Co Dublin A96 Y4A9
Accountants	Edward Clarke & Associates 30 Rathfarnham Road Terenure Dublin 6w
Banker	Bank of Ireland Lower Baggot Street Dublin 2

## MILLIONS PROPERTY INVESTMENT LTD

### STATEMENT OF DIRECTORS' RESPONSIBILITIES AND DECLARATION ON UNAUDITED FINANCIAL STATEMENTS

for the year ended 31<sup>st</sup> March 2025

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 105 "The Financial Reporting Standard applicable in the UK and Republic of Ireland for Micro Entities" issued by the Financial Reporting Council and promulgated by Chartered Accountants Ireland. 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 for the company 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 applicable accounting standards, and note the effect and the reasons for any material departure from those standards;

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 and 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.

#### SIGNED ON BEHALF OF THE BOARD

  
\_\_\_\_\_  
XIN ZHE ZHANG DIRECTOR

  
\_\_\_\_\_  
XUETING LIU DIRECTOR

20<sup>th</sup> January 2026  
DATE

**MILLIONS PROPERTY INVESTMENT LTD**


**BALANCE SHEET AS AT 31<sup>st</sup> MARCH 2025**


	<b>2025</b>	<b>2024</b>
	<b>€</b>	<b>€</b>
<b><u>Fixed Assets</u></b>		
Tangible Assets	730,000	730,000
<b><u>Current Assets</u></b>		
Cash at Bank	575	2,402
<b><u>Current Liabilities</u></b>		
Creditors amount falling due within one year		
Rent Deposits	7,600	2,800
Pepper Repayments	49,547	53,373
Accruals	1,200	2,748
	<u>58,347</u>	<u>58,921</u>
Current Assets Less Current Liabilities	(57,772)	(56,519)
<b><u>Creditors</u></b>		
Amount falling due after more than one year		
Pepper Loan	529,055	529,055
Directors Loan	158,123	152,873
	<u>687,178</u>	<u>681,928</u>
Total Liabilities	<u>(744,950)</u>	<u>(738,447)</u>
Net Liabilities	<u>(149,950)</u>	<u>(8,447)</u>
<b><u>Capital and Reserves</u></b>		
Called up Share Capital	100	100
Profit and Loss accounts	(15,050)	(8,347)
<b>Negative Equity Shareholders Funds</b>	<u>(14,950)</u>	<u>(8,447)</u>

We, as Directors' of Millions Property Investment Limited, state that :-

- (a) The company is availing itself of the exemption provide 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 conditions specified in s.358 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. 352 Companies Act 2014; 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 s.353 Companies Act 2014.

**ON BEHALF OF THE BOARD OF DIRECTORS**

  
 \_\_\_\_\_ DIRECTOR  
 XIN ZHE ZHANG

  
 \_\_\_\_\_ DIRECTOR  
 XUETING LIU  
 20<sup>th</sup> January 2026

**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**

For the year ended 31<sup>st</sup> March 2025

**1. ACCOUNTING POLICIES**

**Basis of preparation**

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

**Accounting Convention**

The financial statements are prepared under the historical cost convention.

**Cash flow statement**

The company has availed of the exemption in FRS 1 from the requirement to produce a Cash Flow Statement because it is classed as a small company.

**Turnover**

Turnover comprised the invoice value of service supplied by the company, exclusive of discounts and value added tax.

**Tangible fixed assets and depreciation**

Tangible fixed assets are stated at cost or at valuation, less accumulated depreciation. The charge to depreciation is calculated to write off the original cost or valuation of tangible fixed assets, less their estimated residual value, over their expended useful lives as follows:

Office equipment	- 20% Straight line
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The carrying values of tangible fixed assets are reviewed annually for impairment in period if events or changes in circumstances indicate the carrying value may not be recoverable.

**Leasing and Hire Purchases**

Tangible fixed assets held under leasing and Hire Purchases arrangements which transfer substantially all the risks and rewards of ownership to the company are capitalised and included in the Balance Sheet at their cost of valuation, less depreciation. The corresponding commitments are recorded as liabilities. Payments in respect of these obligations are treated as consisting of capital and interest elements, with interest charged to the Profit and Loss Account.

**Taxation**

Current tax represents the amount expected to be paid or recovered in respect of taxable profits for the period 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 substantially enacted by the balance sheet date.

**Foreign currencies**

Monetary assets and liabilities denominated in foreign currencies are translated at the rates of exchange ruling at the balance sheet date. Transactions, during the year, which are denominated in foreign currencies are translated at the rates of exchange ruling at the date of the transaction. The resulting exchange differences are dealt with in the profit and loss account.

## MILLIONS PROPERTY INVESTMENT LTD

### NOTES TO THE ABRIDGED FINANCIAL STATEMENTS (CONT'D)

For the year ended 31<sup>st</sup> March 2025

#### 2. PERIOD OF FINANCIAL STATEMENTS

The financial statements are for the 12-month period ended 31<sup>st</sup> March 2025.

#### 3. EMPLOYEES AND REMUNERATION

##### Number of employees

The average number of persons employed (including executive directors) during the period was as follows:

	2025 Number	2024 Number
Staffs	1	-
<b>Company Director</b>	-	2
	<u>1</u>	<u>2</u>

The staff costs (inclusive of directors' salaries) comprise:

	€	€
Wages and salaries	15,122	-
Social welfare costs	1,338	-
	<u>16,460</u>	<u>Nil</u>

#### 4. CREDITORS

Amounts falling due within one year

Rent Deposit	7,600	2,800
Pepper Repayments	49,547	53,373
Accruals	1,200	2,748
	<u>58,347</u>	<u>58,921</u>

Amounts falling due after more than one year

Pepper Loan	529,055	529,055
Directors Loan	158,123	152,873
	<u>687,178</u>	<u>681,928</u>

#### 5. TAXATION

Nil

Nil

#### 7. APPROVAL OF FINANCIAL STATEMENTS

The financial statements were approved and authorized for issue by the board of director on 20<sup>th</sup> January 2026.

**MILLIONS PROPERTY INVESTMENT LTD**

**TRADING AND PROFIT AND LOSS ACCOUNTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2025**

	2025	2024
	€	€
<b>Rent Received</b>	81,454	13,600
<b><u>Administrative Expenses</u></b>		
Wages	16,460	-
Pepper Finance Interest	60,229	13,998
Repairs & Maintenance	200	5,820
Light & Heat	10,031	551
Company Formation	-	300
Accountancy	1,200	1,200
Bank Charges	37	78
	<hr/>	<hr/>
	88,157	21,947
	<hr/>	<hr/>
<b>Net Loss</b>	<b><u><u>(6,703)</u></u></b>	<b><u><u>(8,347)</u></u></b>