

Overall Certificate
For Financial Statements
Section 347 (2)(b), Companies Act 2014

Company Name: Sino F.P. Investment Limited

Company Number: 544356

Financial Year: 1 July 2024 to 30 June 2025

CERTIFICATE:

We hereby certify that all financial statement documents which are required under Part 6 of the Companies Act 2014 to be annexed to this annual return, have been so annexed, and that they are true copies of the originals, or information extracted from the originals, laid or to be laid before the relevant general meeting, or presented to the member(s).

Xing Xue
Director

31 March 2026

Bin Bin Dai
Secretary

31 March 2026

Sino F.P. Investment Limited
Abridged Unaudited Financial Statements
for the financial year ended 30 June 2025

Sino F.P. Investment Limited
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Sino F.P. Investment Limited
BALANCE SHEET

as at 30 June 2025

	Notes	2025 €	2024 €
Fixed Assets			
Tangible assets	6	1,267,246	1,541,682
Investments	7	101	101
Fixed Assets		<u>1,267,347</u>	<u>1,541,783</u>
Current Assets			
Debtors	8	681,210	4,210
Cash at bank and in hand		114,677	31,989
		<u>795,887</u>	<u>36,199</u>
Creditors: amounts falling due within one year	9	<u>(1,832,469)</u>	<u>(1,454,204)</u>
Net Current Liabilities		<u>(1,036,582)</u>	<u>(1,418,005)</u>
Total Assets less Current Liabilities		230,765	123,778
Creditors:			
amounts falling due after more than one year	10	(86,623)	(93,925)
Provisions for liabilities	11	-	(6,862)
Net Assets		<u>144,142</u>	<u>22,991</u>
Capital and Reserves			
Called up share capital presented as equity		100	100
Retained earnings	12	144,042	22,891
Shareholders' Funds		<u>144,142</u>	<u>22,991</u>

Sino F.P. Investment Limited

BALANCE SHEET

as at 30 June 2025

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

We as Directors of Sino F.P. Investment 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) 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 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 31 March 2026 and signed on its behalf by:

Bin Bin Dai
Director

Xing Xue
Director

Sino F.P. Investment Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

1. General Information

Sino F.P. Investment Limited is a company limited by shares incorporated in Ireland. The registered office of the company is Unit 7 Beamore Business Centre, Beamore Road, Drogheda, Co. Meath. The company is a subsidiary of DDLX Capital Limited and a property investment company. 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 financial statements.

Statement of compliance

The financial statements of the company for the year ended 30 June 2025 have been prepared in accordance with the provisions of FRS 102 Section 1A (Small Entities) and the Companies Act 2014.

Basis of preparation

The financial statements have been prepared on the going concern basis and in accordance with the historical cost convention. 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" Section 1A, 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 and Section 1A of FRS 102.

Revenue

Turnover comprises the rent receivable in the year.

Tangible assets and depreciation

Tangible 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 assets, less their estimated residual value, over their expected useful lives as follows:

Investment property fitout	-	12.5% Straight line
Investment property equipment	-	12.5% Straight line
Buildings	-	2% Straight line

The carrying values of tangible fixed assets are reviewed annually for impairment in periods if events or changes in circumstances indicate the carrying value may not be recoverable.

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. 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.

The directors have reviewed the value of the company's investment properties at the year end and have concluded that the values in the current market are not materially different from their purchase cost. See also note 16.

Investments

Investments held as fixed assets are stated at cost less provision for any permanent diminution in value. Income from other investments together with any related withholding tax is recognised in the Profit and Loss Account in the year in which it is receivable.

Sino F.P. Investment Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

Trade and other debtors

Trade and other debtors are initially recognised at cost less impairment losses for bad and doubtful debts.

Cash at bank and in hand

Cash and cash equivalents comprise cash at bank and in hand.

Borrowing costs

Borrowing costs relating to the acquisition of assets are written off to profit and loss account in the period in which they are incurred.

Provisions

Provisions are recognised when the company has a present legal or constructive obligation arising as a result of a past event, it is probable that an outflow of economic benefits will be required to settle the obligation and a reliable estimate can be made. Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the same value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as interest expense.

Trade and other creditors

Trade and other creditors are initially recognised at fair value which in this company is at cost. Other liabilities are similarly valued.

Employee benefits

The company facilitates the operation of a contributory pension scheme, such that any investment made therein is held separately from assets of the company in an independently administered fund.

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. Operating profit	2025	2024
	€	€
Operating profit is stated after charging:		
Depreciation of tangible assets	14,436	14,436
Profit on disposal of intangible fixed assets	(65,804)	-
	<u> </u>	<u> </u>
4. Interest payable and similar expenses	2025	2024
	€	€
Interest	5,688	6,320
	<u> </u>	<u> </u>
5. Employees		

The average monthly number of employees, including directors, during the financial year was 0, (2024 - 0).

Sino F.P. Investment Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

6. Tangible assets

	Investment properties	Investment property fitout	Investment property equipment	Buildings	Total
	€	€	€	€	€
Cost					
At 1 July 2024	1,235,362	12,440	46,883	351,084	1,645,769
Disposals	(269,388)	-	-	-	(269,388)
At 30 June 2025	965,974	12,440	46,883	351,084	1,376,381
Depreciation					
At 1 July 2024	-	5,776	29,300	59,623	94,699
Charge for the financial year	-	1,554	5,860	7,022	14,436
At 30 June 2025	-	7,330	35,160	66,645	109,135
Net book value					
At 30 June 2025	965,974	5,110	11,723	284,439	1,267,246
At 30 June 2024	1,235,362	6,664	17,583	291,461	1,551,070
<u>Tangible assets comparative net book value does not agree with amount in Balance Sheet</u>					

The investment properties of the company were valued by the directors to open market value reflecting existing use.

7. Investments

	Subsidiary undertakings shares	Total
	€	€
Investments		
Cost		
At 30 June 2025	101	101
Net book value		
At 30 June 2025	101	101
At 30 June 2024	101	101

8. Debtors

	2025	2024
	€	€
Amounts owed by group undertakings	677,155	155
Taxation	1,487	1,487
Prepayments	2,568	2,568
	681,210	4,210

Sino F.P. Investment Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

9. Creditors	2025	2024
Amounts falling due within one year	€	€
Amounts owed to credit institutions	7,692	7,412
Amounts owed to group undertakings	1,441,912	961,304
Taxation	49,706	14,622
Directors' current accounts (Note 14)	305,158	450,841
Other creditors	24,501	11,968
Accruals	3,500	8,057
	<u>1,832,469</u>	<u>1,454,204</u>
10. Creditors	2025	2024
Amounts falling due after more than one year	€	€
Bank loan	<u>86,623</u>	<u>93,925</u>
Loans		
Repayable in one year or less, or on demand	7,692	7,412
Repayable between one and two years	8,126	8,110
Repayable between two and five years	27,233	29,732
Repayable in five years or more	51,264	56,083
	<u>94,315</u>	<u>101,337</u>
11. Provisions for liabilities		
The amounts provided for deferred taxation are analysed below:		
12. Profit and loss account	2025	2024
	€	€
At 1 July 2024	22,891	3,697
Profit for the financial year	121,151	19,194
At 30 June 2025	<u>144,042</u>	<u>22,891</u>
13. Capital commitments		
The company had no material capital commitments at the financial year-ended 30 June 2025.		
14. Directors' transactions		
The following amounts are repayable to the directors:		
	2025	2024
	€	€
Bin Bin Dai & Xing Xue	<u>305,158</u>	<u>450,841</u>
15. Parent company		
The company regards DDLX Capital Limited as its parent company.		

Sino F.P. Investment Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

16. Fair valuation of property investmnets

The Directors have considered that the range of reasonable fair value estimation of the property investments made by the company is significant and the probabilities of the various estimates cannot be reasonably assessed. The entity is precluded from measuring the assets at fair value. Accordingly, the carrying amount at the date the assets were acquired less impairment, if any, is acceptable until a reliable measure of fair value become available.

in this regard the directors confirm that in their opinion that as the rental yield is good there is no impairment.

Accounting and Disclosure Errors

Tangible Fixed Assets : Tangible assets comparative net book value does not agree with amount in Balance Sheet