

San Xin Investment Ltd.
Abridged Unaudited Financial Statements
for the financial year ended 31 December 2024

San Xin Investment Ltd.
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San Xin Investment Ltd.
STATEMENT OF FINANCIAL POSITION

as at 31 December 2024

	2024 €	2023 €
Fixed Assets	<u>1,579,070</u>	<u>1,129,384</u>
Current assets	20,326	46,690
Creditors: amounts falling due within one year	<u>(1,511,717)</u>	<u>(1,138,259)</u>
Net Current Liabilities	<u>(1,491,391)</u>	<u>(1,091,569)</u>
Total Assets less Current Liabilities	87,679	37,815
Accruals and deferred income	<u>(12,360)</u>	<u>(14,710)</u>
Net Assets	<u><u>75,319</u></u>	<u><u>23,105</u></u>
Capital and Reserves	<u><u>75,319</u></u>	<u><u>23,105</u></u>

The financial statements have been prepared in accordance with the micro-companies' regime and FRS 105 "The Financial Reporting Standard applicable to the Micro-Entities Regime".

We as Directors of San Xin Investment Ltd., 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 (as a micro company). 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 micro companies' regime.

Approved by the Directors and authorised for issue on 28 January 2026 and signed on its behalf by:

Shengzhong Chen
Director

Chengjun He
Director

San Xin Investment Ltd.

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2024

1. General Information

San Xin Investment Ltd. is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 683941. The registered office of the company is 9 Rath Bán,, Rehins Fort,, Ballina, Co. Mayo, Ireland which is also the principal place of business of the company.

The company owns two rental properties which are let on long term tenancy.

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.

Basis of preparation

The financial statements have been prepared on the going concern basis and in accordance with the historical cost convention. The financial reporting framework that has been applied in their preparation is the Companies Act 2014 and FRS 105 "The Financial Reporting Standard applicable to the Micro-Entities Regime" issued by the Financial Reporting Council.

The company qualifies as a micro company as defined by section 280D of the Companies Act 2014 in respect of the financial year, and has applied the rules of the 'Micro Companies Regime' in accordance with section 280E of the Companies Act 2014 and FRS 105.

Turnover

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

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:

Land and buildings freehold	-	2% Straight line
Fixtures, fittings and equipment	-	15% 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.

Trade and other creditors

Trade and other creditors are initially recognised at fair value and thereafter stated at amortised cost using the effective interest rate method, unless the effect of discounting would be immaterial, in which case they are stated at cost.

Taxation

Current tax is recognised for the amount of corporation tax payable in respect of the taxable profit for the current or past reporting periods using the tax rates and laws that have been enacted or substantively enacted by the reporting date.

Deferred tax is not recognised in respect of any timing differences.

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 financial 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 Income Statement.

Share capital of the company

Ordinary share capital

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

San Xin Investment Ltd.**NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**

for the financial year ended 31 December 2024

3. Appropriation of Income Statement	2024	2023
	€	€
Profit/(Loss) brought forward	23,005	(3,452)
Profit for the financial year	52,214	26,457
Profit carried forward	75,219	23,005

4. Post-Balance Sheet Events

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

5. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 28 January 2026.