

YEUNG INVEST ApS

**Lyngbyvej 47
2100 København Ø**

CVR-no. 36537078

**Annual report
1. jul. 2023 - 30. jun. 2024**

The annual report has been adopted at the
Annual General Meeting on 22. dec. 2024

Chi Kwong Yeung
Chairman

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The company

YEUNG INVEST ApS

Lyngbyvej 47

2100 København Ø

CVR-no: 36537078

Date of foundation: 10. feb. 2015

Executive Board Chi Kwong Yeung

Financial year: 1. jul. 2023 - 30. jun. 2024

Statement by management

Management has today processed and approved the annual report for the financial year. 1. jul. 2023 - 30. jun. 2024 for YEUNG INVEST ApS is presented in accordance with the Danish Financial Statements Act.

The annual report is presented in accordance with the Danish Financial Statements Act.

It is our opinion that the annual report give a true and fair view of the company's assets, liabilities and financial position as at 30. jun. 2024 and the results of the company's activities for the financial year 1. jul. 2023 - 30. jun. 2024.

In our opinion, the management's report contains a true and fair view of the matters to which the report relates.

Annual report has not been audited. Management declares that the conditions for this are met.

Management recommends that the annual report should be approved by the company at a general meeting.

København Ø, on the 22. dec. 2024

Executive Board

Chi Kwong Yeung
Director

Management's review

The company's main activities

Selskabets formål er at investere i og eje fast ejendom, herunder køb, salg og udlejning af beboelses- og erhvervsjendomme.

Development in activities and financial conditions

The company's income statement shows a surplus of DKK 76.590, and the company's balance sheet per. 30. jun. 2024 has equity of DKK 194.223.

Significant events that occurred after the end of the financial year

No events have occurred after the end of the financial year that could significantly affect the company's financial position.

Accounting policies

Annual report has been submitted in accordance with the provisions of the Danish Financial Statements Act for Accounting Class B.

The accounting policies applied are unchanged compared to last year.

Annual report for 2024 has been paid in DKK.

The income statement

Gross profit or loss

The company applies the provision in section 32 of the Danish Financial Statements Act, according to which the company's turnover is not disclosed.

Gross profit is a summary of revenue with deduction of other external costs.

Net sales

Net sales is recognised in the income statement if delivery and transfer of risk to the buyer has taken place before the end of the year. Net revenue is recognised excl. VAT and with deduction of discounts in connection with the sale.

Staff costs

Personnel costs include salaries, including holiday pay and other costs for social security, etc. to the company's employees. Staff costs received from public authorities are deducted from staff costs.

Depreciation and write-downs

Depreciation and write-downs include the year's depreciation and write-downs of material fixed assets.

Financial items

Financial income and expenses are recognised in the income statement with the amounts relating to the financial year. Financial items include securities, interest income and expenses.

Income tax expense

The tax for the year, which consists of the current corporation tax for the year and changes in deferred tax, is recognised in the income statement with the part that can be attributed to the profit for the year and directly in equity with the part that can be attributed to entries directly in equity.

Balance

Tangible fixed assets

Tangible fixed assets are measured at cost less accumulated amortization and impairment losses.

The depreciation basis is the cost price less the expected residual value after the end of the useful life.

Land is not depreciated.

Cost includes the acquisition price and costs directly associated with the acquisition until the time the asset is ready for use.

Straight-line depreciation is made based on the following assessment of the assets' expected useful lives and residual values

	<u>Usage time</u>	<u>Residual value</u>
Land and buildings	50 year	50 %

Assets with a costprice of less than DKK. 33.100 are expensed in the year of acquisition.

Impairment of fixed assets

The carrying amount of intangible and tangible fixed assets is assessed annually for indications of impairment, in addition to what is expressed by depreciation.

Receivables

Receivables are measured at amortised cost, which usually corresponds to nominal value.

Cash and cash equivalents

Cash and cash equivalents include cash and bank deposits.

Corporation tax and deferred tax

Current tax liabilities and current tax receivables are recognised in the balance sheet as calculated tax on the taxable income for the year, adjusted for tax on previous years' taxable income and for taxes paid on account.

Deferred tax is measured using the balance sheet liability method on temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes.

Debt liabilities

Debt liabilities, which include debt to suppliers and other debt, are measured at amortised cost, which usually corresponds to nominal value.

Income statement 1. jul. 2023 - 30. jun. 2024

	Note	2024	2023
		kr.	kr.
Gross profit or loss		161.611	112.829
Employee expense	1	0	-17.454
Depreciation, amortisation expense and impairment losses of property, plant and equipment and intangible assets recognised in profit or loss		-11.000	-11.000
Profit/loss before financial items		150.611	84.375
Other financial income		1.248	0
Other financial expenses		-50.473	-1.141
Profit/loss from activities before tax		101.386	83.234
Tax on profit/loss for the year		-24.796	-18.326
Profit/loss for the year		76.590	64.908
Proposed distribution of profit			
Retained earnings		76.590	64.908
Retained earnings		76.590	64.908

Balance 30. jun. 2024

	Note	2024	2023
		kr.	kr.
Assets			
Land and buildings		1.001.000	1.012.000
Tangible assets		1.001.000	1.012.000
Total non-current assets		1.001.000	1.012.000
Other short-term receivables		13.673	58.575
Deferred tax asset		21.780	21.804
VAT and duties receivable		0	24.026
Receivables		35.453	104.405
Cash and cash equivalents		568.950	310.297
Total current assets		604.403	414.702
Total assets		1.605.403	1.426.702

Balance 30. jun. 2024

	Note	2024	2023
		kr.	kr.
Liabilities and equity			
Share capital		55.000	55.000
Retained earnings		139.223	62.633
Equity		194.223	117.633
Non-current contract liabilities		74.490	47.870
Long-term liabilities other than provisions	2	74.490	47.870
Short-term tax payables		24.772	0
Short-term payables to shareholders and management		1.301.152	1.250.976
VAT and duties payables		246	0
Other payables including tax payables (short-term)		10.520	10.223
Short-term liabilities other than provisions		1.336.690	1.261.199
Liabilities other than provisions		1.411.180	1.309.069
Total equity and liabilities		1.605.403	1.426.702

Notes

	2024	2023
	kr.	kr.
1. Employee expense		
Other employee expense	0	17.454
Total	0	17.454

Average number of employees	0	0
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	Debt at the beginning	Debt at the end	Outstanding debt after 5 years
2. Long-term debt			
Total	47.870	74.490	74.490

3. Disclosure of liabilities

Huslejekontrakt

Dette dokument er underskrevet af nedenstående parter, der med deres underskrift har bekræftet dokumentets indhold samt alle datoer i dokumentet.

This document is signed by the following parties with their signatures confirming the documents content and all dates in the document.



Chi Kwong Yeung
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Direktør
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