

# **YEUNG INVEST ApS**

**Lyngbyvej 47  
2100 København Ø**

**CVR-no. 36537078**

**Annual report  
1. jul. 2022 - 30. jun. 2023**

The annual report has been adopted at the  
Annual General Meeting on 31. dec. 2023

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Chi Kwong Yeung  
Chairman

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## Company information

### 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. 2022 - 30. jun. 2023

## **Statement by management**

Management has today processed and approved the annual report for the financial year. 1. jul. 2022 - 30. jun. 2023 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. 2023 and the results of the company's activities for the financial year 1. jul. 2022 - 30. jun. 2023.

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 31. dec. 2023

## **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 64.908, and the company's balance sheet per. 30. jun. 2023 has equity of 117.633.

### **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 2023 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. 32.000 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. 2022 - 30. jun. 2023

	Note	2023	2022
		kr.	kr.
<b>Gross profit or loss</b>		<b>112.829</b>	<b>121.581</b>
Employee expense	1	-17.454	0
Depreciation, amortisation expense and impairment losses of property, plant and equipment and intangible assets recognised in profit or loss		-11.000	-11.000
<b>Profit/loss before financial items</b>		<b>84.375</b>	<b>110.581</b>
Other financial expenses		-1.141	-48.334
<b>Profit/loss from activities before tax</b>		<b>83.234</b>	<b>62.247</b>
Tax on profit/loss for the year		-18.326	-13.743
<b>Profit/loss for the year</b>		<b>64.908</b>	<b>48.504</b>
<b>Proposed distribution of profit</b>			
Retained earnings		64.908	48.504
<b>Retained earnings</b>		<b>64.908</b>	<b>48.504</b>



## Balance 30. jun. 2023

	Note	2023	2022
		kr.	kr.
<b>Assets</b>			
Land and buildings		1.012.000	1.023.000
<b>Tangible assets</b>		<b>1.012.000</b>	<b>1.023.000</b>
<b>Total non-current assets</b>		<b>1.012.000</b>	<b>1.023.000</b>
Other short-term receivables		58.575	78.200
Deferred tax asset		21.804	40.130
VAT and duties receivable		24.026	33.505
<b>Receivables</b>		<b>104.405</b>	<b>151.835</b>
<b>Cash and cash equivalents</b>		<b>310.297</b>	<b>186.891</b>
<b>Total current assets</b>		<b>414.702</b>	<b>338.726</b>
<b>Total assets</b>		<b>1.426.702</b>	<b>1.361.726</b>

## Balance 30. jun. 2023

Note	2023	2022
	kr.	kr.
<b>Liabilities and equity</b>		
Share capital	55.000	55.000
Retained earnings	62.633	-2.275
<b>Equity</b>	<b>117.633</b>	<b>52.725</b>
Short-term payables to shareholders and management	1.250.976	1.250.976
Deposits, short-term liabilities other than provisions	47.870	47.870
Other short-term payables	10.223	10.155
<b>Short-term liabilities other than provisions</b>	<b>1.309.069</b>	<b>1.309.001</b>
<b>Liabilities other than provisions</b>	<b>1.309.069</b>	<b>1.309.001</b>
<b>Total equity and liabilities</b>	<b>1.426.702</b>	<b>1.361.726</b>

## Notes

	2023	2022
	kr.	kr.
<b>1. Employee expense</b>		
Other employee expense	17.454	0
<b>Total</b>	<b>17.454</b>	<b>0</b>
Average number of employees	0	0
<b>2. Disclosure of contingent liabilities</b>		
Sambeskatning med Yeung Holding ApS		
<b>3. Disclosure of liabilities</b>		
Husleje kontrakt med lejere		

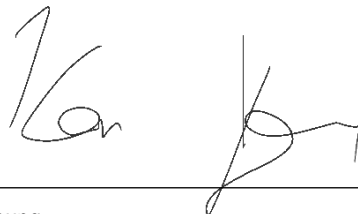
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This document is signed by the following parties with their signatures confirming the documents content and all dates in the document.



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Direktør  
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