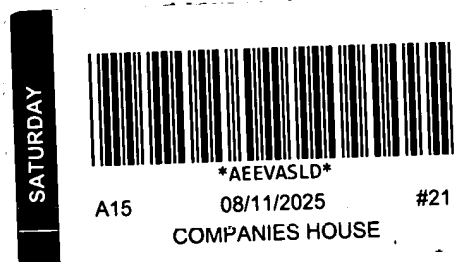


Company Registration No. 06497115

PEEL L&P HOLDINGS (UK) LIMITED

ANNUAL REPORT AND FINANCIAL
STATEMENTS

YEAR ENDED 31 MARCH 2025



PEEL L&P HOLDINGS (UK) LIMITED

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PEEL L&P HOLDINGS (UK) LIMITED

Directors, Principal Professional Advisers and Registered Office

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Steven Underwood, ACA
Mark Whitworth
Matthew Colton, FCA
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Christopher Eves

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Registered Number: 06497115

Auditor: Deloitte LLP
Statutory Auditor
Manchester
United Kingdom

Bankers: Lloyds Bank plc
National Westminster Bank plc
Barclays Bank plc
HSBC plc
Aviva Commercial Finance Limited
Santander plc

Property Valuers: Jones Lang LaSalle
Knight Frank
Carter Jonas
Bermuda Realty

Strategic Report *for the year ended 31 March 2025*

The directors submit their strategic report of the group for the year ended 31 March 2025.

Principal activities

The principal activities of Peel L&P Holdings (UK) Limited (“group”) are property investment, property development and trading.

Review of business, future developments and prospects

The group made a profit before tax of £119.5m in the year ended 31 March 2025 compared to £67.3m for the previous year. The increase in profit was against a backdrop of economic uncertainty, high inflation, high interest rates and the impact that has had on property yields and values. Yet increased profit was achieved as explained below.

With respect to turnover, underlying rental income increased in the year from £81.5m in 2024 to £89.2m for the year ended 31 March 2025. Construction income amounting to £18.8m this financial year compared to £41.6m in the year ended 31 March 2024 had a great impact on turnover. This was due to the final completion in the year of the construction of a 500 unit residential development at Wirral Waters. These property sales are by nature one off transactions which means the sales of these sites can fluctuate significantly each year. The profit on sale of trading property sales in the year ended 31 March 2024 amounted to £7.7m compared to £27.4m in the year ended 31 March 2025 and it is this which contributes greatly to the increase in gross profit from £77.1m in 2024 to £91.1m in 2025. This is offset by an increase in irrecoverable property costs which have increased from £14.2m in 2024 to £28.1m in 2025.

The surplus on revaluation of investment properties was £99.3m in the year ended 31 March 2025 compared to a surplus of £91.5m in the previous year. The uplift included:

- over £56m net in respect of the group’s land bank reflecting progression on a number of key sites and projects, including the Mosley Common site with a planning consent achieved and sale committed (net value increase of over £22m) and planning progress (applications submitted or progressed and emerging Local Plan allocations) and marketing exercises related in particular to a number of other key sites in Greater Manchester and Doncaster. There were some downward valuations, mainly reflecting wider market trends and legislative changes, for example weaker market conditions for certain office sectors and the increasing uncertainty about the future of the residential ground rent market;
- within the Peel Waters (waterside regeneration) portfolio we have seen a net £28m increase in value with notable increases across all regions particularly Glasgow, TraffordCity, Port Salford and the Southern region. These are reflective of increased rents and planning permission being secured for some key regenerative mixed-use developments; and
- £19.0m attributed to the Retail & Leisure portfolio, reflecting strategic lettings and lease re-gears that enhanced lease terms and drove a 97% occupancy rate across Retail Parks. Trafford Palazzo also demonstrated strong leasing momentum, with significant void reductions and anticipated lettings expected to increase occupancy to 94%.

During the year the group disposed subsidiaries which had tangible fixed assets of £65.0m and stocks of land held for development of £44.4m included in the March 2024 balance sheet. The sale the subsidiaries generated a profit of £19.2m, a significant part of the increase in profit before tax mentioned above.

Although much of the group’s debt is fixed rate or has interest rate swaps associated with it net interest decreased by £6.1m in the year to £67.2m and interest rates have started to fall. Bank loan interest decreased by £2.2m and interest on loans from group undertakings decreased by £2.7m. In addition, the movement in the fair value of interest rate swaps was a negative £3.5m in 2025 compared to a negative £0.8m in 2024.

The taxation charge in 2025 amounted to £24.3m compared to £30.5m in 2024 and includes a £15.1m deferred tax charge which is non-cash.

Strategic Report *continued*

Review of business, future developments and prospects *continued*

Peel Land

2025 was the first full year of operations as Peel Land having combined the former Land and Communities and Major Projects as a single entity during the course of the previous year. The operating structure is now fully integrated and continues to be led by Managing Director Stephen Wild with a senior management and wider team now totalling 43 professional staff.

Peel Land is now firmly established as a leading UK land and regeneration business specialising in the promotion, management and delivery of transformational development opportunities. The business operated across all major sectors including residential, commercial, logistics and industrial, and health and leisure.

Peel Land operates on the basis of long-term vision and a partnership approach with major shareholders – notably by engaging in comprehensive master planning of site prior to disposal. The focus is to deliver market ready development opportunities for disposal through the creation of sustainable communities and high-quality environments.

The portfolio has a strong focus on the Northwest and particularly in Greater Manchester. The strategic development framework for Greater Manchester “Places for Everyone” was adopted in 2024. During the year Peel Land continued to progress on a number of schemes within this area, notably Hazelhurst Farm (400 units in Worsley) which was approved at committee during the year and actions continue to now finalise the Section 106 Agreement. This will facilitate the disposal of the site in the forthcoming year. Progress continues on the application at East Boothstown for residential development in addition.

Other major areas such as Elton Reservoir in Bury for a planned 3,500 homes continue to be progressed in partnership with the Local Authority and Greater Manchester Combined Authority.

Elsewhere there has also been significant planning activity. In Rossendale our scheme in Edenfield was approved and again the Section 106 continues to be progressed. There has also been significant progress in relation to our wider proposals in Bolton and Wigan. Two significant planning applications in relation to Hurstwood, a major residential scheme in Doncaster for up to 1,500 units, were submitted in the year. In addition, in Doncaster the Section 106 Agreement in relation to The Plaza, a 330,000sqft commercial and mixed-use centre, was signed, allowing formal issuing of the Planning Permission. Discussions are now ongoing in relation to the phased disposal of these sites.

Strong progress continues to be made in asset management with a particular focus on the leasing of voids and reduction in holding costs. In addition, we continue to focus on the review of the condition of our assets, any key issues that need attending to, and timely implementation of these. At Doncaster Sheffield Airport we remain in close communication with Doncaster Council and note the positive progress they continue to make in the initiative to reopen the airport.

The residential land and development market remains robust. Good progress was made during the year on the ongoing disposal programme for smaller sites in the portfolio. Notable larger disposals in the year were at Mosley Common, Wigan for 850 units in partnership with Kellen Homes and in Edenfield to Northstone. Digital World Centre, a 70,000 sqft office building in Salford Quays, was also disposed in the year.

The employment land market remains robust, and we continue to see interest in our core initiatives in Doncaster, St Helens and Liverpool. In parallel there remains strong interest for alternative uses such as EV Charging sites.

Strategic Report *continued*

Review of business, future developments and prospects *continued*

Peel Waters

Development activity can be seen on every Peel Waters regeneration project with some key infrastructure deliverables, especially at Liverpool Waters and Trafford Waters.

At Wirral Waters, Millers Quay, a 500 home sustainable build-to-rent development built by Peel in partnership with PIC, Homes England and Wirral Council, was completed in January 2025 on budget and on programme. The award-winning homes are letting up extremely well. Detailed planning applications have been submitted by David Lloyd, for a new health and racquets centre, and Skyhouse for more family homes on Northbank. Sainsburys received planning consent for a new convenience store and works are expected to commence imminently.

Across the Mersey at Liverpool Waters, Everton FC have completed their 53,000-seat stadium at Bramley-Moore Dock and the new Isle of Man Ferry Terminal opened in June 2024. The next phases of residential development include over 600 homes and are progressing well both in Princes Dock and Central Docks. Detailed plans on King Edward Industrial Estate are also progressing well, along with the proposed Cruise Liner Terminal with plans to double the amount of cruise ships coming into Liverpool. Conditional contracts have been signed with Homes England for a £55m infrastructure grant with a Peel contribution of £25m on Central Docks that will enable the delivery of over 2,300 homes.

In TraffordCity, the first residential development on Trafford Waters has completed being an 83-bed Elderly Living/Care home and L&Q's 82-home Affordable Housing scheme is due for completion late 2025. In addition, planning permission was approved for a third residential development comprising 208 apartments. Planning permission was also secured for 11 new Padel Tennis courts adjacent to Fives and Icities submitted a detailed planning application to develop a new ice arena/multi-purpose arena on the former Soccerdome site. Therme secured planning permission for their revised and improved health and wellbeing resort and have announced their funding partner being CVC. Enabling works have commenced with an anticipated three-year build period.

On Manchester Waters the fifth residential development incorporating 159 Build to Rent apartments received planning permission, which Peel will build in partnership with Hermes. Planning permission was secured by Forshaws for a new residential scheme at Cornbrook, that will also include serviced apartments. It is in a key gateway location for Pomona Island.

Peel Waters completed the construction of two residential blocks providing 237 affordable homes on Chatham Waters being a mix of shared ownership and discounted rental apartments. Planning permission was approved for Basin 3 a 300,000 sqft employment scheme. Montpelier, a care home developer, has commenced construction for the delivery of 83 care/elderly living beds.

At Yorkhill Quay, Glasgow Waters planning permission was secured for 1,100 homes, a hotel and leisure facilities on a prominent riverside location. Detailed plans are now progressing with a variety of developers to deliver these homes. Therme are also preparing scheme designs for a new health and wellbeing spa at Castlebank Quay. Lastly at Greenock, James Watt Dock Marina continues to flourish, with major infrastructure works completed and a developer secured for the Sugar Sheds.

Total capital expenditure for the portfolio was £6.2m with the main expenditure being in relation to works carried out at Central Docks, Liverpool Waters and creating a new open public park for the community at Chatham Waters.

Investment property and land sales for the financial year amounted to £65.3m inclusive of our development profit for Millers Quay, Wirral Waters.

Retail Parks

The retail parks portfolio, comprising 1.36m sq ft, performed strongly during the year ended 31 March 2025, demonstrating a robust occupancy rate of 97% and a passing rent of £19.4m. Over the past year, we have enhanced our tenant mix with several key lettings, including Furniture Village at Straiton Retail Park, British Heart Foundation at both Straiton and Washington, Iceland at Yeovil, and Superdrug at Stockport. Notable lease renewals were also secured with Sports Direct at Straiton, and Boots and Currys at Stockport.

Capital expenditure across the portfolio amounted to £5.7m. Additionally, the disposal of land at Gloucester generated £0.4m.

The property valuation increased to £280.2m as at 31 March 2025, reflecting a valuation gain of £16.8m (net of capital expenditure).

Strategic Report *continued*

Review of business, future developments and prospects *continued*

Trafford Palazzo

Throughout the year, we successfully delivered the opening of the new concept Primark Home store on 29 August, in line with the tenant's targets. The store has received highly positive reviews and strong visitor numbers. Performance across the centre has continued to grow, supported by the launch of the new leisure concept Archies Atomic, operated by the well-known Manchester-born burger chain. The brand is on track to achieve sales of approximately £2m in its first year of trading. In October 2024, we also delivered the opening of our second anchor retail store, now trading as Sports Direct, across units A1 and A7. We have recently agreed an Agreement for Lease for a further 19,000 sq ft unit with P. Louise, one of the UK's top-performing TikTok makeup brands. Tenant fit-out works are currently underway, with a targeted opening in late October. In addition, solicitors are progressing towards exchange on a further new letting of 16,000 sq ft, which the tenant intends to expand to 24,000 sq ft through the introduction of a mezzanine floor. Works are scheduled to commence on site on 6 October, with an anticipated opening in early January 2026.

The property valuation as at 31 March 2025 remained consistent at £62.5m, compared to the prior year's position of £62.0m. A further uplift is anticipated later this year following the completion of the new lettings. Cumulative footfall for the year ended March 2025 also remained consistent year-on-year, with 5.3m visitors recorded compared to 5.0m during the year to March 2024.

Future developments

Interest rates are falling very slowly so there is still a great deal of uncertainty in the wider economy. The directors expect the general level of activity to remain consistent with 2025 in the forthcoming year. The group holds a diverse portfolio of assets, a mixture of commercial property and land-based assets across several property sectors and this, along with the experienced, committed and dedicated people makes the group more resilient to these factors and is well placed for the future to take advantage of any opportunities as they arise.

Key Performance Indicators

The following Key Performance Indicators (KPIs), most of which can be derived directly from the financial statements, are used by the directors monthly to review the performance of the business:

	2025	2024	Movement	Movement
	£'000	£'000	£'000	%
Annualised rent roll *	67,717	68,252	(535)	(0.8)
Turnover	154,107	150,517	3,590	2.4
Surplus on revaluation of investment properties	99,306	91,535	7,771	8.5
Operating profit	167,230	135,139	32,091	23.7
Profit on disposal of fixed assets	19,311	4,844	14,467	298.7
Net interest expense	67,188	73,268	(6,080)	(8.3)
Net profit for the year	95,202	36,807	58,395	158.7
Financial investment **	30,427	32,224	(1,797)	(5.6)
Net debt	671,789	748,004	(76,215)	(10.2)
Overall loan to value***	46.9%	50.9%	(4.0)	-
Shareholder's funds	690,492	594,341	96,151	16.2

* Annualised rent is the gross property rent receivable on a cash basis as at the reporting date.

** Financial investment represents cash used to acquire investment property and other fixed assets during the year.

*** Calculated as total loans as a proportion of aggregated investment property and operating buildings.

Strategic Report *continued*

Principal risks and uncertainties

The principal aim of the group is to maximise long-term returns whilst minimising risks. Responsibility for management of each key risk is clearly identified and delegated by the directors to specific senior staff within the group. The group's activities expose it to a number of financial risks including credit risk, interest rate risk, cash flow risk and liquidity risk. The use of financial derivatives is governed by the group's policies approved by the board of directors, which provide written principles on the use of financial derivatives to manage these risks. The group does not use derivative financial instruments for speculative purposes. The directors consider the following to be the major items of risk affecting the group:

- economic cycles, including impact on tenant covenant quality. This risk is mitigated by a large and diversified customer base and strong relationships with tenants;
- interest rates and their impact on property values. This risk is mitigated by a large multi-asset portfolio;
- potential impact of adverse changes in property values on the group's ability to comply with its banking covenants in the future. This risk is mitigated by a large multi-asset portfolio;
- the group's activities expose it to the financial risk of changes in interest rates causing a cash flow risk. The group uses interest rate contract swaps to hedge this exposure;
- the demand for commercial and residential property and the availability of funding from prospective buyers. This risk is mitigated by long leases;
- a small proportion of variable rate borrowing is not fixed via interest rate swaps, leaving the group with exposure to interest rate fluctuations (see note 23). However virtually all the external borrowing is either fixed rate or covered by an interest rate swap;
- as part of normal trading operations, the group invests cash on short-term deposit with certain major UK banks. The group is therefore exposed to the risk of a decline in the credit worthiness of one or more of those banks. The group mitigates its exposure to this risk by monitoring closely the economic environment and by ensuring that cash amounts are at all times invested with more than one bank;
- government policy may change causing potential planning applications to be rejected. The group mitigates this risk by constantly assessing changes of policies in the forthcoming 12 months; and
- environmental impact and climate change. The group aims for its projects to have a positive environmental impact, and the challenge is to "future-proof" projects in terms of energy usage and the move to zero carbon. The group has a sustainability officer and environmental consultants to facilitate this process.

Future risks and uncertainties

The main risks affecting the group are planning risk and changes to the macroeconomic environment. Uncertainty in the national and local planning permission regimes arising from the change of government affect the ability to promote upcoming planning applications. An economic downturn in industrial and residential market conditions could lead to a fall in property values, reduced sales and an impact on tenants' ability to pay. Given that the group owns a number of investments that operate in real estate sector, changes in sentiment in these markets and this could impact the value of those investments.

Strategic Report *continued*

Section 172 Companies Act 2006

Section 172 requires that “a director of a company must act in the way he considers, in good faith, would be most likely to promote the success of the company for the benefit of its members as a whole, and in doing so have regard (amongst other matters) to:

1. the likely consequences of any decision in the long term;
2. the interests of the company's employees;
3. the need to foster the company's business relationships with suppliers, customers and others;
4. the impact of the company's operations on the community and the environment;
5. the desirability of the company maintaining a reputation for high standards of business conduct; and
6. the need to act fairly as between members of the company”.

Individual business within the group operate separately and distinctly from one another, although all remain part of the Peel Group, “Peel”. Peel has a set of core values, providing a framework for the individual businesses, and demonstrating how the Board of Directors makes decisions for the group’s long-term success. These core values align with the above and are as follows:

Consequences of decisions in the long term

1. Finance Monitoring

The Board annually approves a budget for each business. It monitors its implementation throughout the year using operating and financial performance reports. This includes examining all banking covenants such as loan-to-value and income-to-interest ratios. Banking covenants are certified and reported to the lenders monthly or quarterly. The bank covenants are carefully monitored, and the directors prepare and review cash flow, profit and loss, and balance sheet forecasts and their impact on covenants for at least twelve months in advance. The Board ensures the group complies with its banking covenants at the reporting deadline.

2. Investment

The group’s approach to sustainability includes the three pillars of economic investment, enhancing our environment and delivering value for our communities.

The work of the independent businesses brings these pillars to life by delivering their promise of social and environmental responsibility and sensible, sustainable commercial actions. The businesses devote their energy to accomplishing great things; not for their own sake, or the group’s, but for those who come after. That is today, tomorrow, and for generations to come. The ambitions are for a more prosperous, sustainable future for all; where people and places are matched with the opportunity to be the best they can be.

The individual businesses within Peel each embrace their sustainability initiatives to meet the current needs of the business and stakeholders whilst keeping ahead of key trends to ensure future-proof activities. Peel is often the facilitator, with an indirect impact on sustainability. We can only achieve these ambitions by working together with partners to keep pace with key future trends.

Peel engages with local communities through consultation and collaborative working. This includes:

- Early and ongoing engagement with the public on all planning applications;
- Liaison with key community groups as developments mature; and
- Careful management of the shared open space on sites, often in collaboration with local residents.

Strategic Report *continued*

Section 172 Companies Act 2006 *continued*

Consequences of decisions in the long term *continued*

3. Leaving a lasting social legacy

The Peel legacy matters, it takes great pride in the outcomes it achieves, the people it works with, how it goes about its business and the transformational projects it delivers.

The directors take Peel's reputation seriously, and this is not limited to only operational and financial performance. Through our placemaking projects and land holdings we are investing in the long-term futures of the communities in which we operate, striving to make a positive social impact for all. This includes activities such as facilitating job and training opportunities through our development projects, improving the resilience of our assets to our changing climate, and providing diverse and abundant public space that supports both positive mental and physical health and wellbeing of communities. Peel's vision, values and approach to managing our existing portfolio and future developments translate into economic, environmental and social reality with a mix of transport, leisure, renewable energy and residential projects to create an exciting, sustainable environment that delivers future prosperity, job creation and low carbon growth.

Interest of the company's employees

Our long-term vision can only be achieved with the best possible relationship with employees. Regular engagement meetings are held with directors, managers and supervisory staff to convey information about the business.

Peel's policy is to ensure, in so far as it can, the health, safety and welfare of everyone engaged in or affected by its activities.

The individual businesses operate their own people initiatives and engage with their teams through site and office visits, team-building activities and social events whilst encouraging feedback.

Peel has committed to having a workforce that more accurately reflects society. To achieve this, the business has a suite of policies and procedures that support diversity and ethical practices. All employees must take online courses, including a requirement to pass an examination on relevant subjects.

During the year, the group has provided training for employees at all levels through a structured programme of courses, seminars and workshops. It also operates a Personal Development Hub, accessible to all Peel team members. This is a platform to roll out all e-learning, including mandatory training. It allows access to and booking for upcoming face-to-face Training and Development courses. It also records all learning that has been completed including Continuing Professional Development.

Peel also creates opportunities for employees to take on additional learning and qualification opportunities. As of 31 March 2025, there were 8 employees undertaking apprenticeships and additional qualifications as part of their day-to-day roles and 8 colleagues undertaking leadership development coaching. The group also runs a programme specifically aimed at supporting and developing early career professionals, teaching them softer skills. This programme includes a reverse mentoring module with directors of individual businesses and of the group as a whole. Individual businesses within Peel are invited annually to nominate team members who would benefit from joining the programme. The programme has been running since 2021, 29 candidates have graduated to date, the 2025 cohort is due to launch in the autumn.

Strategic Report *continued*

Section 172 Companies Act 2006 *continued*

The need to foster relationships with stakeholders

1. Customers

The principal customers of the group are tenants who occupy the group's property portfolio and entities who acquire property or land that the individual businesses have (following approval by their ultimate shareholder) decided to sell.

In respect to tenants, these are key to ensuring there is demand for the group's lettable space. Each property the group owns is assigned a property manager employed by a fellow subsidiary undertaking of the group. The property manager is the first point of contact for the tenant who keeps in regular contact with the tenants via phone calls, tenant liaison meetings, and newsletters. They are on hand to deal with any queries the tenants may have regarding rent, issues relating to the property, or other leasing arrangements. This allows the group to plan for rent reviews, lease renewals, lease expiries etc. The group also undertakes surveys of key tenants from time to time to ensure engagement with them is the best that can be achieved. Where relevant, individual businesses attend the Completely Retail conference twice a year, liaise with retail tenants to understand their changing requirements and challenges, and explore potential new developments with them.

In respect to sales, these are an important source of income for the group. The principal customers range from housebuilders to pension funds to individuals. Typically, although only sometimes, the group will use agents to identify and market property to potential buyers.

2. Suppliers

The success of Peel, whether in a planning application, the construction of a property, or the maintenance of the land estate, depends on having a positive and robust relationship with our suppliers. A consistent approach is taken when approving and using new suppliers to ensure our understanding of their business is appropriate for the group. Typically, suppliers are used who are familiar with the assets they work on and this is more cost-efficient and fosters good relationships. Scrutiny is also applied to the competency of suppliers and levels of insurance cover available to ensure that they are appropriate to the particular type of goods or services being supplied.

3. Funders

Peel requires external capital to fund its activities, acquisitions and growth. The group has a strong relationship with most of the major clearing banks. Regular dialogue is held with them to discuss existing debt, covenants and opportunities for future funding. In addition, the group holds long-term debt, and regular meetings and updates are provided to the lenders. These forums offer the opportunity for the lenders to more fully understand the business and allow Peel to opportunity to seek to negotiate any amendments to facilities that may be required and plan for any new capital requirements or repayments.

Strategic Report *continued*

Section 172 Companies Act 2006 *continued*

The need to foster relationships with stakeholders *continued*

4. Government

The individual businesses within the group support the Government's priorities in the next few years both at a regional and national level in areas such as economic growth, climate change, and addressing the housing shortage. The group has significant landholdings which can be developed to address some of these issues now and in the future. In this regard, the group engages in central government consultation, directly via its own channels, or using the British Property Federation of which the group is a member, or other industry groups of which individual businesses are members, such as the Home Builders Federation or UK Green Building Council.

The group also engages with local government, Combined Authorities, Local Enterprise Partnerships, local community groups and other partners before, during and after planning applications. During the year the group was heavily involved in promoting the 'Places for Everyone' scheme in Greater Manchester which could provide a significant number of new homes in the region, including several significant sites owned by the group. For example, Peel's Trafford Waters development, where work has begun on the new L&Q affordable housing scheme will provide over 80 apartments for Rent to Buy. This scheme will allow people to pay a discounted rent and save up a deposit to eventually purchase their homes on a shared-ownership or outright basis. The development was funded by the individual business with the support of Homes England also providing grant funding through the Strategic Partnership programme. The award-winning Millers Quay development in Wirral Waters completed in 2024 by Peel Waters is another example of both the public and private sectors working in partnership to deliver 500 quality homes, including 100 affordable homes.

Also, in spring 2024 Homes England awarded Peel Waters with a £55m Brownfield Infrastructure Land grant funding, alongside Peel's investment of £26m, to deliver critical infrastructure at Central Docks, which is part of the Liverpool Waters' regeneration project. With Liverpool City Council acting as an accountable body, this funding will unlock the development of 2,350 new homes and support the creation of a vibrant, mixed-use neighborhood. The investment will also enable the delivery of a brand-new 2 hectare public park and approximately 55,000 square meters of hotel, retail, office, and food & beverage space, transforming the waterfront into a dynamic and inclusive destination for residents, businesses and visitors alike.

5. Communities

Peel recognises the importance of community engagement given the scale of what the business is trying to achieve. Against this background, our approach to public consultation has been reviewed to ensure we are going above and beyond the minimum expectations outlined in local authorities' Statement of Community Involvement.

For larger schemes, we implement a multi-phased iterative consultation process. This process utilises both traditional consultation elements, such as public exhibitions and leaflet drops, as well as more innovative digital methods to engage those groups who typically do not take part in public consultation exercises.

Our Consultation Reports detail how we have responded to feedback received and, where appropriate, have been able to incorporate this feedback into scheme design.

We also endeavor to engage with our key communities outside of key milestones in the planning process to ensure we are building strong relationships.

Strategic Report *continued*

Section 172 Companies Act 2006 *continued*

Impact of the company's operations on the community and the environment

Our activities across the group continue to align to several of the United Nations Sustainable Development Goals (SDGs), otherwise known as the Global Goals. Individual standalone businesses may choose which of the SDGs in which to align their plans and activities, whilst always recognising that no goal could be achieved without working in partnership with stakeholders. To illustrate our continued efforts to deliver positive impacts to communities and enhance our environment, please see the following activities delivered throughout year ended March 2025:

- The District Heat Network at Liverpool Waters has gone live with connected buildings now able to remove their old gas boilers and acquire low-carbon heat via the network.
- We have enhanced our metering infrastructure to help identify and track energy savings across our portfolio. During the reporting year, we have automated over 300 meters and have the data importing into our monitoring platform.
- Improving technology can deliver energy and carbon savings across our assets. The recently installed Building Management System (BMS) at Quayside Outlet Mall in 2023 has produced savings of £100,000 in its first year of operation.
- Continued compliance to energy management through Peels ISO 50001 certification which will be hitting the 10-year milestone during 2025.
- Peel Land supported over 100 students at a local schools Year 9 career day by presenting on the various career options and routes into real estate and land management sectors.
- Wirral Waters hosted a sustainability walk around the estate to visit areas where sustainability initiatives such as smart water cleaning systems, solar power, wind energy and biodiversity enhancements have been delivered to date.
- Trafford Palazzo hosted “Half Term in Bloom” – a free garden themed event for children/families to promote positive wellbeing for families through interaction with nature. The event engaged with 350 people over the course of the week.

Following a business review, it has been decided that going forward the individual business units within the group will be operating as standalone businesses rather than under the Peel L&P collective brand, albeit the group of companies remains under the same ultimate ownership. With this taken into consideration, greater responsibility to monitor the impact our business' operations on local communities in which we operate, and the environment, will move to the standalone businesses. However, as a major investor in these standalone businesses, the ultimate parent will continue to steer the direction of travel and set the tone for the investment companies.

Desirability of the company maintaining a reputation for high standards of business conduct

The independent businesses operate responsibly and maintain a high standard of business conduct and governance.

The individual businesses are all subject to a set of principles that specify matters for which shareholder approval is required, delivered via a formal Investment Committee process. Matters reserved for shareholder approval include the approval of individual business plans, investments, additional capital expenditure requirements and sales and lettings above specified values as well as day-to-day governance matters intended to ensure that the individual businesses continue to operate as part of the wider group and so maintain consistency and integrity in their day-to-day operations.

Acting fairly as between members

The Board engages with its ultimate shareholder in monthly Board meetings during which performance and financial position are reported and business strategy discussed. The Board also operates an Investment Committee process as referenced above and engages annually with the shareholder's Remuneration Committee.

Approved by the Board of Directors and signed on behalf of the Board



Matthew Colton, FCA
Director

19 September 2025

Report of the Directors *for the year ended 31 March 2025*

The directors submit their annual report together with the audited financial statements of the group for the year ended 31 March 2025.

Matters included in the Strategic Report

In accordance with s414(C) (11) of the Companies Act, included in the strategic report is information relating to the future development of the business and principal risks and uncertainties which would otherwise be required by Schedule 7 of the 'large and medium sized companies and groups (accounts and reports) regulations 2008' to be contained in a report of directors.

Going concern

At 31 March 2025 the group is in a position of having net current liabilities. However, after making enquiries, along with the confirmation from Peel L&P Group Limited, ("Peel L&P Group"), the group's holding company, that they will continue to provide the necessary level of support to enable it to continue to operate for the 12 months from signing the financial statements, the directors have concluded they have a reasonable expectation that the group has adequate resources to continue in operational existence for the 12 months from signing the financial statements and therefore they continue to adopt the going concern basis in preparing the financial statements.

Further details regarding the adoption of the going concern basis can be found in the statement of accounting policies in note 1 of the financial statements.

Events after the balance sheet date

In April 2025 existing debt facilities were refinanced and replaced with two new facilities. In June 2025 the group disposed of the majority of its subsidiaries, including the group debt, to fellow group undertakings under a new divisional finance structure. Further to this, all remaining investment property, operating buildings and stock were disposed to fellow group undertakings with the exception of one company with tangible fixed assets valued at £68m at 31 March 2025. All disposals were at net asset value. The discontinued operations achieved a net profit of £87m in the year to 31 March 2025.

Directors

Except where stated, the directors who held office during the financial year and up to the date of signing the financial statements are:

John Whittaker
Steven Underwood, ACA
Mark Whitworth
Matthew Colton, FCA
John Peter Whittaker (appointed 19 May 2025)
Christopher Eves (appointed 19 May 2025)

Directors' indemnities

The company has made qualifying third-party indemnity provisions for the benefit of its directors which were made during the year and remain in force at the date of this report.

Engagement with suppliers, customers and others

Included in the strategic report's section 172 statement is information relating to engagement with suppliers, customers and others which would otherwise be required by Schedule 7 of the 'large and medium sized companies and groups (accounts and reports) regulations 2008' to be contained in a report of the directors.

Report of the Directors *continued*

Financial risk management objectives and policies

The group's activities expose it to a number of financial risks including credit risk, cash flow risk and liquidity risk. The use of financial derivatives is governed by the group's policies approved by the directors. The group does not use derivative financial instruments for speculative purposes.

The group's exposure to foreign currency risk is minimal.

Credit risk

The group's principal financial assets are other debtors. The most significant part of this is restricted cash held on behalf of the group under covenants. The credit risk on these funds is limited because the banks have high credit ratings by international credit rating agencies.

Trade debtors as presented in the notes to the Balance Sheet are net of provisions for doubtful debts. A provision for impairment is made where there is an identified loss event which, based on previous experience, is evidence of a reduction in the recoverability of cash flows.

Cash flow risk

The group's activities expose it to the financial risk of changes in interest rates. The group uses interest rate contract swaps to hedge this exposure.

Liquidity risk

To maintain liquidity to ensure that sufficient funds are available for ongoing operations and future developments, the group uses a mixture of long-term and short-term debt finance with an emphasis on working with joint venture partners.

Streamlined energy and carbon reporting

The UK government's Streamlined Energy and Carbon Reporting (SECR) policy was implemented on 1 April 2019, when the Companies (Directors' Report) and Limited Liability Partnerships (Energy and Carbon Report) Regulations 2018 came into force.

Peel meet SECR qualification criteria in the UK and have opted to use the Operational Control boundary definition to define their carbon footprint boundary. The reporting period for the compliance is 1 April 2024 to 31 March 2025. Included within that boundary are Scope 1 & 2 emissions, as well as Scope 3 emissions from natural gas, electricity and Well to tank (all scopes) in the UK. The GHG Protocol Corporate Accounting & Reporting Standard and UK Government's GHG Conversion Factors for Company Reporting have been used as part of carbon emissions calculation.

The results show that Peel total energy use and total gross Greenhouse Gas (GHG) emissions amounted to 26,620,587 kWh and 6,748 tonnes of CO₂e respectively in the 2025 financial year in the UK. Within the financial year, Peel purchased 100% green electricity backed by REGO's. As a result, Peel's Gross (Market-based*) Emissions dropped by 3,583 tonnes of CO₂e.

Peel have chosen 'Tonnes of CO₂e per million turnover (m£) and as an intensity metric as this is an appropriate metric for the business. The intensity metric for the financial year 2025 was 43.8 tCO₂e/m£ compared to 44.9 tCO₂e/m£ in 2024. Below is the energy consumption and GHG emissions summary table as well as the year-on-year comparison.

Report of the Directors *continued*

Streamlined energy and carbon reporting *continued*

Type of Emissions	Activity	kWh	tCO ₂ e	% of Total
Direct (Scope 1)	Natural Gas	9,317,987	1,704	25%
	Company Fleet	-	-	-
	Subtotal	9,317,987	1,704	25%
Indirect (Scope 2)	Electricity	17,302,600	3,583	53%
	Subtotal	17,302,600	3,583	53%
Indirect Other (Scope 3)	Grey Fleet	-	-	-
	Well to tank (all scopes)	NA	1,461	22%
	Subtotal	-	1,461	22%
Total Energy Use (kWh)				26,620,587
Total (Location-based*) Gross Emissions (tCO₂e)				6,748
Renewable Electricity (tCO₂e)				3,583
Total (Market-based*) Gross Emissions (tCO₂e)				3,165
Gross Turnover (m£)				154
Tonnes of Gross CO₂e per m£				43.8

The foundation of Peel's energy management stems from the operation of the ISO 50001 compliant energy management system (EnMS) which will be hitting the 10 year milestone in 2025. The EnMS continues to support the business in identifying, planning, implementing and monitoring the performance of the energy saving opportunities across the businesses, thereby improving efficiencies and reducing carbon emissions. Peel's Net Zero Carbon (NZC) portfolio stands at 12 office and retail assets that have been verified as NZC in Operation using the UK Green Building Council's framework definition. Peel is also working to adhere with the latest requirements by aligning where possible to the Net Zero Carbon Building Standard which is due for full release in late 2025.

During the year ended 31 March 2025, Peel has:

- recertified to ISO 50001:2018 with no nonconformities.
- successfully added its first overseas asset to the scope of its EnMS. Washington Mall, which is Bermuda's largest shopping centre and offers over 200,000 sq. ft of retail and office space, is the first asset on the island to achieve this standard.
- completed several energy saving opportunities across the portfolio, excluding any annual reductions made over the two week December break:
 - the District Heat Network at Liverpool Waters has gone live with connected buildings now able to remove their old gas boilers and acquire low-carbon heat via the network.
 - upgrading the mall lighting throughout Gloucester Quays with LEDs to reduce energy use, before the team move on to focus on the multi-storey car park.
 - adjusting the controls for the air conditioning system at Hythe, Wirral Waters to allow for centralised control led to an average 15% reduction in energy use per month across this system.
 - enhanced the metering infrastructure to help identify and track energy savings across its portfolio. During the reporting year, Peel has automated over 300 meters and have the data importing into its monitoring platform.

Peel continues to monitor the performance of its projects to understand how reality aligns with the design stage and any lessons it can take forward to other projects. For example, the Building Management System (BMS) that was installed at Quayside Outlet Mall in 2023 produced savings of £100k in its first year of operation and the PV panels at Hythe that generated 7% of the buildings energy during the reporting year – exceeding the proportion of the whole building consumption as stated during the design stage. The year-on-year changes for Peel L&P Holdings (UK) Limited show an overall reduction in gas consumption and increase in electricity consumption largely driven by the electrification of its assets to support the continued decarbonisation of the portfolio.

PEEL L&P HOLDINGS (UK) LIMITED

Report of the Directors *continued*

Streamlined energy and carbon reporting *continued*

Type of Emissions	Units	2025	2024	Year on year % change
Direct (Scope 1)	(kwh)	9,317,987	9,542,937	-2%
	(tCO ₂ e)	1,704	1,746	-2%
Indirect (Scope 2)	(kwh)	17,302,600	17,205,718	1%
	(tCO ₂ e)	3,583	3,563	1%
Indirect Other (Scope 3)	(kwh)	0	0	0%
	(tCO ₂ e)	1,461	1,455	0%
<hr/>				
Total Energy Use (kWh)		26,620,587	26,748,655	0%
Total Location-based* Emissions (tCO ₂ e)		6,748	6,764	0%
Renewable Electricity (tCO ₂ e)		3,583	3,563	1%
Total Market-based* Emissions (tCO ₂ e)		3,165	3,201	-1%
Tonnes of Gross CO ₂ e per m£		43.8	44.9	-2%

The coverage of the energy management system has reduced in the year ended March 2025 mainly due to asset sales. Following a wider business review, it has been decided that going forward the individual business units within the group will be operating as standalone businesses rather than under the Peel L&P collective brand, albeit the group of companies remains under the same ultimate ownership. With this taken into consideration, the reporting approach to SECR will likely change in future reporting periods.

**In SECR reporting there are two reporting approaches: 'location-based' and 'market-based'. Location based reporting is the mandatory method and uses grid average figures (a mix of renewable and non-renewable fuels). A market-based reporting approach can also be used when companies have entered into contractual agreements for renewable electricity (e.g. REGO's). Reporting on renewable energy and associated emissions is not a mandatory requirement under the SECR legislation but it is possible for organisations to use dual reporting if they wish to reflect their consumption of renewable energy.*

Dividends

The directors do not recommend the payment of a final dividend nor propose dividends for after the year end (2024: same).

Report of the Directors *continued*

Directors' responsibilities statement

The directors are responsible for preparing the annual report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of 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 state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- 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 keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. 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.

The directors are responsible for the maintenance and integrity of the corporate and financial information included on the company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Political and charitable contributions

During the financial year, contributions by the group for charitable purposes totalled £9,000 (2024: £50,000). The group made no political contributions during the financial year (2024: same).

Auditor and the disclosure of information to the auditor

Each of the persons who is a director at the date of approval of this report confirms that:

- so far as the directors are aware, there is no relevant audit information of which the company's auditor is unaware; and
- they have taken all the steps that they ought to have taken as directors in order to make themselves aware of any relevant audit information and to establish that the company's auditor is aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of section 418 of the Companies Act 2006.

The auditor, Deloitte LLP, is deemed to be reappointed under section 487(2) of the Companies Act 2006.

Approved by the Board of Directors and signed on behalf of the Board



Matthew Colton, FCA

Director

19 September 2025

Independent Auditor's Report to the members of Peel L&P Holdings (UK) Limited

Report on the audit of the financial statements

Opinion

In our opinion the financial statements of Peel L&P Holdings (UK) Limited (the 'parent company') and its subsidiaries (the 'group'):

- give a true and fair view of the state of the group's and of the parent company's affairs as at 31 March 2025 and of the group's profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements which comprise:

- the group profit and loss account;
- the group statement of comprehensive income;
- the group and company balance sheets;
- the group and company statements of changes in equity;
- the group cash flow statement;
- the related notes 1 to 31.

The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report.

We are independent of the group and the parent company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the Financial Reporting Council's (the 'FRC's') Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the group's and parent company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

Independent Auditor's Report to the members of Peel L&P Holdings (UK) Limited *continued*

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Responsibilities of directors

As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the group's and the parent company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the group or the parent company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the FRC's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Independent Auditor's Report to the members of Peel L&P Holdings (UK) Limited
continued

Extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

We considered the nature of the group's industry and its control environment, and reviewed the group's documentation of their policies and procedures relating to fraud and compliance with laws and regulations. We also enquired of management and the directors about their own identification and assessment of the risks of irregularities, including those that are specific to the group's business sector.

We obtained an understanding of the legal and regulatory framework that the group operates in, and identified the key laws and regulations that:

- had a direct effect on the determination of material amounts and disclosures in the financial statements. These included UK Companies Act, tax legislation; and
- do not have a direct effect on the financial statements but compliance with which may be fundamental to the group's ability to operate or to avoid a material penalty. These included General Data Protection Regulation, employment law, health and safety regulations and building regulations.

We discussed among the audit engagement team including relevant internal specialists such as tax, valuations, IT, and industry specialists regarding the opportunities and incentives that may exist within the organisation for fraud and how and where fraud might occur in the financial statements.

As a result of performing the above, we identified the greatest potential for fraud in the following area, and our procedures performed to address it are described below:

- valuation of investment property: We challenged the principal assumptions used to derive the open market value through a number of procedures. These include the review of equivalent yields against market rates, challenge of methodology by RICS certified internal experts, substantive testing of committed rent receivable and the assessment of disposals against fair values held.

In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override. In addressing the risk of fraud through management override of controls, we tested the appropriateness of journal entries and other adjustments; assessed whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluated the business rationale of any significant transactions that are unusual or outside the normal course of business.

In addition to the above, our procedures to respond to the risks identified included the following:

- reviewing financial statement disclosures by testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- enquiring of management and in-house legal counsel concerning actual and potential litigation and claims, and instances of non-compliance with laws and regulations; and
- reading minutes of meetings of those charged with governance.

Independent Auditor's Report to the members of Peel L&P Holdings (UK) Limited
continued

Report on other legal and regulatory requirements

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the strategic report and the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and the directors' report have been prepared in accordance with applicable legal requirements.

In the light of the knowledge and understanding of the group and of the parent company and their environment obtained in the course of the audit, we have not identified any material misstatements in the strategic report or the directors' report.

Matters on which we are required to report by exception

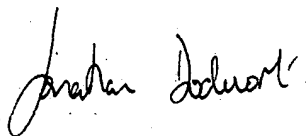
Under the Companies Act 2006 we are required to report in respect of the following matters if, in our opinion:

- adequate accounting records have not been kept by the parent company, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent company financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

We have nothing to report in respect of these matters.

Use of our report

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Jonathan Dodworth (Senior statutory auditor)
For and on behalf of Deloitte LLP
Statutory Auditor
Manchester, United Kingdom
19 September 2025

PEEL L&P HOLDINGS (UK) LIMITED

Group Profit and Loss Account *for the year ended 31 March 2025*

	Note	2025 £'000	2024 £'000
Turnover	3	154,107	150,517
Cost of sales		(62,514)	(73,483)
Gross profit		91,593	77,034
Surplus on revaluation of investment properties		99,306	91,535
Impairment of other fixed assets		(673)	(960)
Impairment of stock properties		(2,245)	(4,816)
Administrative expenses		(26,540)	(33,395)
Other operating income		5,789	5,741
Operating profit		167,230	135,139
Share of joint venture operating profit	13(a)	796	617
Profit on disposal of fixed assets	4	19,311	4,844
Impairment of goodwill	10	(619)	-
Profit before interest and taxation		186,718	140,600
Net interest payable and similar expenses	5	(67,188)	(73,268)
Profit before taxation	6	119,530	67,332
Tax on profit	7	(24,328)	(30,525)
Profit for the financial year		95,202	36,807

All the above results derive from continuing activities

PEEL L&P HOLDINGS (UK) LIMITED

Group Statement of Comprehensive Income *for the year ended 31 March 2025*

	Note	2025 £'000	2024 £'000
Profit for the financial year		95,202	36,807
Unrealised net surplus/(deficit on revaluation of operational buildings)	12	2,047	(374)
Deferred tax relating to revaluation of operational buildings	21	(54)	240
Foreign exchange loss		(1,044)	(1,092)
Other comprehensive income/(expense)		949	(1,226)
Total comprehensive income for the year		96,151	35,581

Profit for the year and total comprehensive income for the year are wholly attributable to equity shareholders of the company.

PEEL L&P HOLDINGS (UK) LIMITED

Group and Company Balance Sheets *as at 31 March 2025*

		Group	Group	Parent Company	Parent Company
	Note	2025 £'000	2024 £'000	2025 £'000	2024 £'000
Fixed assets					
Tangible assets					
Investment properties	11	1,530,462	1,518,866	-	-
Other fixed assets	12	8,930	46,004	-	-
Investments	13	11,456	12,457	658,158	658,158
Loans to group undertakings	14	-	-	72,569	75,463
		1,550,848	1,577,327	730,727	733,621
Current assets					
Stocks	15	135,940	180,329	-	-
Debtors	16	45,772	85,929	13,454	23,838
Cash at bank and in hand	17	53,485	53,095	1,728	1,242
		235,197	319,353	15,182	25,080
Creditors: amounts falling due within one year	18	(552,547)	(404,045)	(383,625)	(383,447)
Net current liabilities		(317,350)	(84,692)	(368,443)	(358,367)
Total assets less current liabilities		1,233,498	1,492,635	362,284	375,254
Creditors: amounts falling due after more than one year	19	(406,179)	(768,454)	(4,271)	(7,341)
Provisions for liabilities	21	(136,830)	(129,843)	-	-
Net assets		690,489	594,338	358,013	367,913
Capital and reserves					
Called up share capital	24	406,260	406,260	406,260	406,260
Share premium account		525,258	525,258	525,258	525,258
Revaluation reserve	24	1,806	6,985	-	-
Merger reserve	24	23,175	23,175	-	-
Negative goodwill reserve	24	65,659	70,018	-	-
Other reserves	24	550	2,550	-	-
Profit and loss account		(332,216)	(439,905)	(573,505)	(563,605)
Shareholder's funds		690,492	594,341	358,013	367,913
Non-controlling interests	25	(3)	(3)	-	-
Total capital employed		690,489	594,338	358,013	367,913

The loss for the financial year dealt with in the financial statements of the parent company was £9,900,000 (2024: profit £6,319,000).

The financial statements of Peel L&P Holdings (UK) Limited, company number 06497115, were approved by the directors and authorised for issue on 19 September 2025.



Matthew Colton, FCA
Director

The accompanying notes form an integral part of these financial statements.

PEEL L&P HOLDINGS (UK) LIMITED

Group Statement of Changes in Equity *for the year ended 31 March 2025*

	Called up share capital £'000	Share premium account £'000	Revaluation reserve £'000	Merger reserve £'000	Negative goodwill reserve £'000	Other reserves £'000	Profit and loss account £'000	Total £'000
At 1 April 2023	406,260	525,258	6,409	23,175	70,474	2,550	(475,366)	558,760
Profit for the financial year	-	-	-	-	-	-	36,807	36,807
Unrealised net deficit on revaluation of operational buildings	-	-	(374)	-	-	-	-	(374)
Deferred tax relating to revaluation of operational buildings	-	-	240	-	-	-	-	240
Foreign exchange losses	-	-	-	-	-	-	(1,092)	(1,092)
Other comprehensive expense	-	-	(134)	-	-	-	(1,092)	(1,226)
Total comprehensive (expense)/income	-	-	(134)	-	-	-	35,715	35,581
Transfer revaluation deficit on operational buildings	-	-	1,856	-	-	-	(1,856)	-
Transfer of excess depreciation charge	-	-	(1,146)	-	-	-	1,146	-
Realisation of negative goodwill	-	-	-	-	(456)	-	456	-
At 31 March 2024	406,260	525,258	6,985	23,175	70,018	2,550	(439,905)	594,341
Profit for the financial year	-	-	-	-	-	-	95,202	95,202
Unrealised net surplus on revaluation of operational buildings (note 12)	-	-	2,047	-	-	-	-	2,047
Deferred tax relating to revaluation of operational buildings (note 21)	-	-	(54)	-	-	-	-	(54)
Foreign exchange losses	-	-	-	-	-	-	(1,044)	(1,044)
Other comprehensive income/(expenses)	-	-	1,993	-	-	-	(1,044)	949
Total comprehensive income	-	-	1,993	-	-	-	94,158	96,151
Transfer of excess depreciation charge	-	-	(78)	-	-	-	78	-
Realisation of revaluation reserve on disposal of operational buildings	-	-	(5,919)	-	-	-	5,919	-
Realisation of negative goodwill	-	-	-	-	(4,359)	-	4,359	-
Reserves realised on disposal of subsidiary	-	-	(1,175)	-	-	(2,000)	3,175	-
At 31 March 2025	406,260	525,258	1,806	23,175	65,659	550	(332,216)	690,492

PEEL L&P HOLDINGS (UK) LIMITED

Company Statement of Changes in Equity *for the year ended 31 March 2025*

	Called up share capital £'000	Share premium account £'000	Profit and loss account £'000	Total £'000
At 1 April 2023	406,260	525,258	(569,924)	361,594
<i>Profit and other comprehensive income for the financial year</i>	-	-	6,319	6,319
Total comprehensive income for the financial year	-	-	6,319	6,319
At 31 March 2024	406,260	525,258	(563,605)	367,913
<i>Loss and other comprehensive expense for the financial year</i>	-	-	(9,900)	(9,900)
Total comprehensive expense for the financial year	-	-	(9,900)	(9,900)
At 31 March 2025	406,260	525,258	(573,505)	358,013

PEEL L&P HOLDINGS (UK) LIMITED

Group Cash Flow Statement *for the year ended 31 March 2025*

	Note	2025 £'000	2024 £'000
Net cash flows from operating activities	26	52,040	84,159
Cash flows (used in)/from investing activities			
Purchase of investment properties		(19,799)	(30,573)
Receipts from sales of investment properties		29,152	39,929
Purchase of other fixed assets		(10,628)	(1,651)
Receipts from sales of other fixed assets		19,025	-
Acquisition of subsidiary		(200)	-
Cash balance acquired with subsidiary		80	-
(Cash balance)/overdraft disposed with subsidiary		(1)	132
Interest received		6,110	2,491
Net cash flow from investing activities		23,739	10,328
Cash flows (used in)/from financing activities			
Interest paid		(55,853)	(59,109)
Movements in restricted cash		(10,537)	(80)
Loans drawn down		10,714	14,712
Loans repaid		(30,726)	(40,967)
Grants received		594	-
Repayments under finance leases		(1,527)	(470)
Net cash flows used in financing activities		(87,335)	(85,914)
(Decrease)/increase in cash in the year		(11,556)	8,573
Cash at beginning of year		48,871	40,326
Effect of foreign exchange rate changes		(85)	(28)
Cash at end of year		37,230	48,871
Reconciliation to cash at bank and in hand:			
Cash at bank		42,721	52,868
Overdrafts		(5,491)	(3,997)
		37,230	48,871
Restricted cash		10,764	227
Total cash		47,994	49,098

The accompanying notes form an integral part of these financial statements.

Notes to the Financial Statements

1. Accounting policies

The principal accounting policies are summarised below. The policies have been applied consistently throughout the year and the preceding year. The principal activities and operations of the group and its subsidiaries are set out in the strategic report on pages 3 to 13.

Company information

Peel L&P Holdings (UK) Limited is a private company limited by shares and incorporated in the United Kingdom under the Companies Act 2006 and is registered in England & Wales with company registration number 06497115. The registered office is Venus Building, 1 Old Park Lane, TraffordCity, Manchester, M41 7HA.

Accounting convention

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of certain fixed assets and fair value of swaps, and in accordance with Financial Reporting Standard 102 (FRS 102) issued by the Financial Reporting Council, other than in respect of group reconstruction accounting in the circumstances referred to below.

The functional currency of the company is considered to be pounds sterling, because that is the currency of the primary economic environment in which the company operates. The consolidated financial statements are also presented in pounds sterling. The financial statements are rounded to the nearest £'000.

The company meets the definition of a qualifying entity under FRS 102 and has therefore taken advantage of the disclosure exemptions available to it in respect of its separate financial statements. Exemptions have been taken in these separate company financial statements in relation to disclosures surrounding financial instruments, remuneration of key management personnel, related party transactions and preparation of a cash flow statement under section 7.

Going concern

These financial statements are prepared on the basis that the group is a going concern. In forming its opinion as to going concern, the directors prepare cash flow forecasts based upon their assumptions, with particular consideration to the key risks and uncertainties for the group, as well as taking into account available borrowing facilities and associated covenants.

The group's borrowings were refinanced following the year end. Details of this refinancing is set out in note 27.

Whilst the underlying base forecasts prepared by management do show that the business could continue to operate within its facilities for the period under review, support is available from their parent company should property values deteriorate over the course of the next 12 months.

The directors have received confirmation that Peel L&P Group Limited ("Peel Group"), the group's holding company, will continue to provide the necessary level of support to enable it to continue to operate for 12 months from signing the financial statements. The directors of Peel L&P Group have also received confirmation from the directors of its parent company Peel L&P and its parent (Peel Group) that it will continue to provide the necessary level of support for this period if required.

In considering the ability of Peel Group to provide any necessary support in the context of the uncertainties it faces as a result of the current economic climate, the directors have obtained an understanding of Peel Group's forecasts, the continuing availability of its facilities and its strategic and contingent plans. Cashflow forecasts reflect current expectations of the activity of the group's investments. Sensitivities have also been considered to reflect downside scenarios, including potential reductions in property valuations, and the impact on covenants on debt facilities. These covenants currently operate with headroom and in the event of reductions in value there are mitigating actions that could be deployed to create further headroom. These forecasts show that, even allowing for these downsides, for a period of 12 months from the signing of the accounts the group has sufficient cash reserves to mitigate risks and is in a strong position to withstand the potential impact. The directors are confident that the group is well placed to manage its business risks satisfactorily and is in a strong position to withstand any negative impact of the current economic climate.

Notes to the Financial Statements *continued*

1. Accounting policies *continued*

Going concern *continued*

Taking all these factors into account, the directors have a reasonable expectation that the holding company and group have adequate resources to continue in operational existence for the 12 months from signing the financial statements and therefore continue to adopt the going concern basis in preparing the annual report and financial statements.

Group financial statements

The group financial statements consolidate the financial statements of the parent company and its subsidiary undertakings made up to 31 March each year.

The financial statements have been prepared using merger accounting principles (applicable for group reconstructions) set out in FRS 102 Section 19, in order to meet the overriding requirement under applicable law for financial statements to present a true and fair view.

Certain previous transactions did not meet one of the conditions for merger accounting under applicable law, which was applicable to the relevant UK subsidiaries namely that the fair value of any non-equity consideration must not exceed 10% of the nominal value of equity shares issued. However, the directors consider that the alternative approach of acquisition accounting, with the restatement of separable assets and liabilities to fair values, and inclusion of post-reorganisation results only, would not give a true and fair view of the group's results and financial position. The substance of the transaction was not the acquisition of a business but a group reconstruction. Therefore the ordinary shareholders of Peel L&P Holdings (UK) Limited have the same proportionate interest in the group as they had previously held. The directors consider that it is not practicable to quantify the effect of this departure from the applicable law.

Under merger accounting the results of the subsidiaries are combined from the beginning of the comparative financial year before the merger occurred. Profit and loss account and balance sheet comparatives are restated on a combined basis and adjustments are made to achieve consistency of accounting policies.

The directors have adopted the basis of preparation set out above because they consider that it is necessary in order to give a true and fair view of the results of the group for the year ended 31 March 2025.

All other subsidiaries are consolidated under acquisition accounting principles. Results of subsidiary undertakings acquired or disposed of during the year are included from the date of acquisition or to the date of disposal (to the extent of group ownership).

All other joint ventures are accounted for using the equity method. Investments in joint ventures are initially recognised at the transaction price (including transaction costs) and are subsequently adjusted to reflect the group's share of the profit or loss and other comprehensive income of the joint venture.

The separable net assets of subsidiary undertakings and joint ventures acquired are included in the group financial statements at their fair value to the group at the date of acquisition including provisions and liabilities taken into consideration in assessing the fair value of the business acquired.

As permitted by section 408 of the Companies Act 2006, a separate profit and loss account for the parent company is not presented.

Notes to the Financial Statements *continued*

1. Accounting policies *continued*

Investment properties

Investment properties are measured at fair value annually with any change recognised in the profit and loss account.

Properties in the course of development or practically completed but not substantially let are included in the balance sheet at cost, subject to provisions if the directors consider it prudent having regard to the prevailing market conditions. Cost includes interest and directly attributable overheads whilst the property is in the course of development.

Investment property sales are recognised upon unconditional exchange.

Reclassifications between investment properties, other fixed assets and stocks are made at the lower of net book value and net realisable value.

Other fixed assets

Other fixed assets are stated at cost or valuation, net of depreciation and any provision for impairment. Depreciation is provided on all other fixed assets at rates calculated to write off the cost or valuation, less estimated residual value, of each asset on a straight-line basis over its expected useful life, as follows:

- Operational buildings included in tangible fixed assets are depreciated at rates varying between 1% and 4% per annum.
- Plant and vehicles are depreciated by equal annual instalments over their expected useful lives at rates varying between 4% and 33% per annum.

Individual freehold and leasehold properties other than investment properties are revalued every year with the surplus or deficit on book value being transferred to the revaluation reserve, except that a deficit which is in excess of any previously recognised surplus over depreciated cost relating to the same property, or the reversal of such a deficit, is charged (or credited) to the profit and loss account. A deficit which represents a clear consumption of economic benefits is charged to the profit and loss account regardless of any such previous surplus.

Where depreciation charges are increased following a revaluation, an amount equal to the increase is transferred annually from the revaluation reserve to the profit and loss account as a movement on reserves. On the disposal or recognition of a provision for impairment of a revalued fixed asset, any related balance remaining in the revaluation reserve is also transferred to the profit and loss account as a movement on reserves.

Fixed asset investments

Investments in non-derivative instruments that are the equity of the issuer (where shares are publicly traded or their fair value is reliably measurable) are measured at fair value through profit and loss. Where fair value cannot be measured reliably, investments are measured at cost less impairment.

In the company financial statements fixed asset investments in subsidiary undertakings are stated at cost less provision for impairment. Cost represents the aggregate cash consideration, costs incurred and either the fair or the nominal value of shares issued.

In the group financial statements investments in and loans to joint ventures are accounted for using the equity method.

Stocks

Stocks are stated at the lower of cost to the group and net realisable value. Net realisable value represents the anticipated disposal proceeds less any associated costs.

Cash and cash equivalents

Cash at bank and in hand are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

Notes to the Financial Statements *continued*

1. Accounting policies *continued*

Taxation

Current tax is provided at amounts expected to be paid using the tax rates and laws that have been enacted or substantively enacted by 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 that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. Timing differences are differences between the company's taxable profits and its results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements.

A net deferred tax asset is regarded as recoverable and therefore recognised only when, on the basis of all available evidence, it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date that are expected to apply to the reversal of the timing difference. Deferred tax relating to property, plant and equipment measured using the revaluation model and investment property is measured using the tax rates and allowances that apply to sale of the asset.

Where items recognised in other comprehensive income or equity are chargeable to or deductible for tax purposes, the resulting current or deferred tax expense or income is presented in the same component of comprehensive income or equity as the transaction or other event that resulted in the tax expense or income.

Current tax assets and liabilities are offset only when there is a legally enforceable right to set off the amounts and the company intends either to settle on a net basis or to realise the asset and settle the liability simultaneously.

Deferred tax assets and liabilities are offset only if: a) the company has a legally enforceable right to set off current tax assets against current tax liabilities; and b) the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities which intend either to settle current tax liabilities and assets on a net basis, or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

Foreign currencies

The results of overseas subsidiary undertakings are translated to sterling at the average rate of exchange ruling during the period. Assets and liabilities denominated in foreign currencies are translated to sterling at exchange rates ruling at the balance sheet date. Differences arising on the translation of the opening net assets and results of overseas subsidiary undertakings are accounted for in other comprehensive income and accumulated equity. All other exchange differences are accounted for through the profit and loss account.

Turnover

The turnover of the group has been derived from its principal activities and is stated net of VAT.

Property rental income from investment property and environment and resource assets are accounted for on an accruals basis and are recognised on a straight-line basis over the lease term. Rental premiums are spread evenly over the lease term.

Utility services income and other income are recognised on the accruals basis as the services are provided.

Trading property sales are accounted for on a legal completion basis.

Where the outcome of a construction contract can be estimated reliably, revenue is recognised by reference to the stage of completion of the contract activity at the balance sheet date. This is normally measured by the proportion that contract costs incurred for work performed to date bear to the estimated total contract costs, except where this would not be representative of the stage of completion. Variations in contract work, claims and incentive payments are included to the extent that the amount can be measured reliably and its receipt is considered probable.

Where the outcome of a construction contract cannot be estimated reliably, contract revenue is recognised to the extent of contract costs incurred where it is probable they will be recoverable. Contract costs are recognised as expenses in the period in which they are incurred. When costs incurred in securing a contract are recognised as an expense in the period in which they are incurred, they are not included in contract costs if the contract is obtained in a subsequent period.

Notes to the Financial Statements *continued*

1. Accounting policies *continued*

Construction contracts

Where the outcome of a construction contract can be estimated reliably, revenue and costs are recognised by reference to the stage of completion of the contract activity at the balance sheet date. This is normally measured by the proportion that contract costs incurred for work performed to date bear to the estimated total contract costs, except where this would not be representative of the stage of completion. Variations in contract work, claims and incentive payments are included to the extent that the amount can be measured reliably and its receipt is considered probable.

Where the outcome of a construction contract cannot be estimated reliably, contract revenue is recognised to the extent of contract costs incurred where it is probable they will be recoverable. Contract costs are recognised as expenses in the period in which they are incurred. When costs incurred in securing a contract are recognised as an expense in the period in which they are incurred, they are not included in contract costs if the contract is obtained in a subsequent period.

When it is probable that total contract costs will exceed total contract revenue, the expected loss is recognised as an expense immediately.

Leased assets - group as lessee

Assets held under finance leases, hire purchase contracts and other similar arrangements, which confer rights and obligations similar to those attached to owned assets, are capitalised as tangible fixed assets at the fair value of the leased asset (or, if lower, the present value of the minimum lease payments as determined at the inception of the lease) and are depreciated over the shorter of the lease terms and their useful lives. The capital elements of future lease obligations are recorded as liabilities, while the interest elements are charged to the profit and loss account over the period of the leases to produce a constant periodic rate of interest on the remaining balance of the liability.

Rentals under operating leases are charged on a straight-line basis over the lease term, even if the payments are not made on such a basis. Benefits received and receivable as an incentive to sign an operating lease are similarly spread on a straight-line basis over the lease term.

Leased assets – group as lessor

Rental income from operating leases is recognised on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight-line basis over the lease term.

Government grants

Government grants are recognised based on the accrual model and are measured at the fair value of the asset received or receivable. Grants are classified as relating either to revenue or to assets. Grants relating to revenue are recognised in income over the period in which the related costs are recognised. Grants relating to assets are recognised over the expected useful life of the asset. Where part of a grant relating to an asset is deferred, it is recognised as deferred income.

Grants receivable in respect of investment properties are credited directly to the cost of the asset. This treatment has been adopted in order to show a true and fair view as, in the opinion of the directors, it is not appropriate to treat grants on investment properties as deferred income. Investment properties are not depreciated and accordingly no basis exists on which to recognise the release of deferred income to the profit and loss account.

Bank borrowings

Interest bearing bank loans and overdrafts are recorded at the proceeds received, net of direct issue costs. Finance expenses, including premiums payable on settlement or redemption and direct issue costs, are accounted for on an accruals basis in the profit and loss account using the effective interest method and are added to the carrying amount of the instrument to the extent that they are not settled in the period in which they arise.

Notes to the Financial Statements *continued*

1. Accounting policies *continued*

Finance expenses

Interest directly attributable to both investment and trading properties in the course of development and other fixed assets is included in the cost thereof. Interest is capitalised on a simple interest basis without allowing for any tax relief thereon.

Issue costs associated with borrowings are charged to the profit and loss account over the term of the borrowings and represent a constant proportion of the balance of capital repayments outstanding. Accrued finance costs attributable to borrowing where the maturity date of issue is less than 12 months are included in accrued charges within current liabilities. For all borrowings accrued finance expenses and issue costs are included in the carrying value of those borrowings.

Provisions

Provisions are recognised when the company has a legal or constructive present obligation as a result of a past event, it is probable that the company will be required to settle that obligation and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the reporting end date, taking into account the risks and uncertainties surrounding the obligation.

Where the effect of the time value of money is material, the amount expected to be required to settle the obligation is recognised at present value. When a provision is measured at present value, the unwinding of the discount is recognised as a finance expense in profit or loss in the period in which it arises.

Financial instruments

(i) Derivative financial instruments

The group uses derivative financial instruments to reduce exposure to interest rate risk. The group does not hold derivative financial instruments for speculative purposes. Derivatives are initially recognised at the date a derivative contract is entered into and are subsequently remeasured to their fair value at each reporting date. The resulting gain or loss is recognised in the profit and loss account immediately in the year in which they arise.

(ii) Financial assets and financial liabilities

Financial assets and financial liabilities are recognised when the group becomes a party to the contractual provisions of the instrument.

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the group after deducting all of its liabilities.

All financial assets and liabilities are initially measured at transaction price (including transaction costs), except for those financial assets classified as at fair value through profit and loss, which are initially measured at fair value (which is normally the transaction price excluding the costs), unless the arrangement constitutes a financing transaction. If an arrangement constitutes a finance transaction, the financial asset or financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial assets and liabilities are only offset in the balance sheet when, and only when there exists a legally enforceable right to set off the recognised amounts and the group intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Debt instruments which meet the following conditions are subsequently measured at amortised cost using the effective interest method:

- (a) Returns to the holder are (i) a fixed amount; or (ii) a fixed rate of return over the life of the instrument; or (iii) a variable return that, throughout the life of the instrument, is equal to a single referenced quoted or observable interest rate; or (iv) some combination of such fixed rate and variable rates, providing that both rates are positive.
- (b) There is no contractual provision that could, by its terms, result in the holder losing the principal amount or any interest attributable to the current period or prior periods.

Notes to the Financial Statements *continued*

1. Accounting policies *continued*

Financial instruments *continued*

(ii) Financial assets and financial liabilities *continued*

- (c) Contractual provisions that permit the issuer to prepay a debt instrument or permit the holder to put it back to the issuer before maturity are not contingent on future events, other than to protect the holder against the credit deterioration of the issuer or a change in control of the issuer, or to protect the holder or issuer against changes in relevant taxation or law.
- (d) There are no conditional returns or repayment provisions except for the variable rate return described in (a) and prepayment provisions described in (c).

Debt instruments that are classified as payable or receivable within one year and which meet the above conditions are measured at the undiscounted amount of the cash or other consideration expected to be paid or received, net of impairment.

Other debt instruments not meeting these conditions are measured at fair value through profit and loss.

Commitments to make and receive loans which meet the conditions mentioned above are measured at cost (which may be nil) less impairment.

Financial assets are derecognised when and only when (a) the contractual rights to the cash flows from the financial asset expire or are settled, (b) the group transfers to another party substantially all of the risks and rewards of ownership of the financial asset, or (c) the group, despite having retained some significant risks and rewards of ownership, has transferred control of the asset to another party and the other party has the practical ability to sell the asset in its entirety to an unrelated third party and is able to exercise that ability unilaterally and without needing to impose additional restrictions on the transfer.

Financial liabilities are derecognised only when the obligation specified in the contract is discharged, cancelled or expires.

Impairment of financial assets

For financial assets carried at amortised cost, the amount of an impairment is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the financial asset's original effective interest rate.

For financial assets carried at cost less impairment, the impairment loss is the difference between the asset's carrying amount and the best estimate of the amount that would be received for the asset if it were to be sold at the reporting date.

Where indicators exist for a decrease in impairment loss, and the decrease can be related objectively to an event occurring after the impairment was recognised, the prior impairment loss is tested to determine reversal. An impairment loss is reversed on an individual impaired financial asset to the extent that the revised recoverable value does not lead to a revised carrying amount higher than the carrying amount value had no impairment been recognised.

Fair value measurement

The best evidence of fair value is a quoted price for an identical asset in an active market. When quoted prices are unavailable, the price of a recent transaction for an identical asset provides evidence of fair value as long as there has not been a significant change in economic circumstances or a significant lapse of time since the transaction took place. If the market is not active and recent transactions of an identical asset on their own are not a good estimate of fair value, an entity estimates the fair value by using a valuation technique.

Notes to the Financial Statements *continued*

2. Critical accounting judgements and key sources of estimation uncertainty

In the application of the group's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised, if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

Critical judgements in applying the group's accounting policies

The directors do not consider there to be any critical accounting judgements that must be applied other than those that include an element of uncertainty.

Key sources of estimation uncertainty

The group makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying value of assets and liabilities within the next financial year are addressed below:

Investment properties, other fixed assets and stock

A key source of estimation and uncertainty relates to the valuation of investment properties, other fixed assets and stock, where a valuation is obtained annually, as at 31 March, either by professionally qualified external valuers, or by the group's own internal qualified staff. The evidence to support these valuations is based primarily on recent, comparable market transactions on an arm's length basis. Property valuations are one of the principal uncertainties of the group.

The value of investment properties at 31 March 2025 is £1,530m (2024: £1,519m). The value of operating buildings at 31 March 2025 is £4m (2024: £43m). The value of stock at 31 March 2025 is £136m (2024: £180m). The key assumptions can be found in notes 11, 12 and 15.

3. Analysis of turnover

	Group 2025 £'000	Group 2024 £'000
Turnover		
Gross rental income from investment property	76,622	73,155
Trading property sales	40,918	18,195
Service charge income	12,561	8,328
Rent premium income	-	1,129
Environment and resource development income	540	3,678
Utility income	1,554	1,974
Waterways income	1,424	1,287
Generation income	122	1,080
Other	1,530	95
Construction income	18,836	41,596
	154,107	150,517

With the exception of rental income of £8,310,000 (2024: £4,442,000) arising overseas (Bermuda), all of the group's turnover during the financial year arose in the United Kingdom.

PEEL L&P HOLDINGS (UK) LIMITED

Notes to the Financial Statements *continued*

4. Profit/(loss) on disposal of fixed assets

	Group	Group
	2025	2024
	£'000	£'000
Investment properties	754	2,187
Investment properties to related parties	-	2,598
Other fixed assets	(675)	-
Fixed assets investments (Note 13b)	19,232	59
	19,311	4,844

The effect of the profit on disposal of fixed assets on the amount charged to the profit and loss account for taxation was £1,519,000 (2024: £11,636,000). However, this is offset by trading losses.

5. Net interest payable and similar expenses

	Group	Group
	2025	2024
	£'000	£'000
Interest payable and similar expenses:		
On bank loans and overdrafts	27,378	30,056
Amortisation of loan fees	3,436	1,209
On first mortgage debenture stock	27,318	27,565
Other interest	2,169	316
On amounts owed to group undertakings	9,509	13,692
Share of joint venture interest payable	1,163	1,302
Finance lease interest	153	135
	71,126	74,275
Interest receivable and similar income:		
On bank and other deposits	(1,254)	(1,080)
Other interest	(6,488)	(971)
	63,384	72,224
Net exchange difference on foreign currency	312	244
Movement in fair value of interest rate swaps (note 23)	3,492	800
Net interest payable and similar expenses	67,188	73,268

PEEL L&P HOLDINGS (UK) LIMITED

Notes to the Financial Statements *continued*

6. Profit before taxation

	Group 2025 £'000	Group 2024 £'000
Profit before taxation is stated after (crediting)/charging:		
Impairment of goodwill (note 10)	619	-
Surplus on revaluation of investment properties (note 11)	(99,306)	(91,535)
Depreciation of other fixed assets - owned assets (note 12)	1,264	1,978
Impairment of other fixed assets (note 12)	673	960
Impairment of stock properties (note 15)	2,245	4,816
Foreign exchange losses	312	243
Profit on disposal of fixed assets (note 4)	(19,311)	(4,844)
Share of operating profit of joint venture companies	(796)	(617)
Change in lease payments arising from rent concessions occurring as a direct consequence of the COVID-19 pandemic (note 21)	(41)	(724)
Release of unused provision for future maintenance costs of certain infrastructure (note 21)	(222)	(621)
Cancellation of land options	-	1,364
(Release of provision)/provision for potential decrease in market value of ground rents (note 21)	(1,339)	1,339
Release of unused provision for legal claim in respect of utilities costs (note 21)	(1,236)	-

Auditor's remuneration was borne by Peel L&P Group Management Limited and not recharged (2024: same) as follows:

	2025 £'000	2024 £'000
Fees payable to the company's auditor and its associates for services to the group		
The audit of the company financial statements pursuant to legislation	9	8
The audit of the company's subsidiaries financial statements pursuant to legislation	481	463
Total audit fees	490	471
Tax compliance services	-	15
Other taxation advisory services	7	12
Other services	-	146
Total non-audit fees	7	173

Fees payable for audit of subsidiaries in the current year includes amounts in respect of incremental 2024 fees.

PEEL L&P HOLDINGS (UK) LIMITED

Notes to the Financial Statements *continued*

7. Tax on profit

	Group 2025 £'000	Group 2024 £'000
Current tax:		
UK corporation tax	1,841	-
Group relief	7,060	8,107
Adjustment in respect of prior years	298	(1,842)
Total current tax charge	9,199	6,265
Deferred tax:		
Origination and reversal of timing differences	15,129	24,260
Total tax on profit	24,328	30,525

Reconciliation of total tax charge:

Tax charge on profit at standard UK corporation tax rate of 25% (2024: 25%)	29,883	16,833
Expenses not deductible for tax purposes	4,693	9,997
Non-taxable revaluation of investments	(5,363)	-
Rate difference on overseas profits	(623)	(407)
Adjustments in respect of prior years	214	(2,751)
Share of joint ventures	(199)	(218)
Unrecognised movement on deferred tax in relation to investment property	(11,651)	(1,963)
Unrecognised movement on deferred tax in relation to losses	7,368	9,065
Non-taxable dividend income	(75)	(31)
Other non-taxable income	81	-
Total tax charge	24,328	30,525

The standard rate of tax applied to the reported profits is 25% (2024: 25%).

The group is headquartered in the Isle of Man, along with its ultimate parent entity and controlling party. In May 2024, the Isle of Man Income Tax Division announced an intention to introduce a Qualifying Domestic Minimum Top-up Tax ("QMDTT") through new legislation, in order to enact the OECD's BEPS Pillar II initiative ("Pillar II") which is aimed at establishing a global minimum effective tax rate for multi-national enterprises with a consolidated revenue in excess of €750m. In November 2024, the Isle of Man Global Minimum Tax (Pillar II) Order 2024 was enacted, effective for accounting periods beginning on or after 1 January 2025. The Group is continuing to assess the impact of the Pillar Two income taxes legislation on its future financial performance.

On 11 July 2023, the UK Finance (No. 2) Act 2023, enacted the Pillar II income taxes legislation, effective for accounting periods beginning on or after 1 January 2024. The group is not expected to be in scope for the period ended 31 March 2025.

8. Particulars of staff

The group and the company have no employees other than the directors (2024: same) and no key management personnel other than the directors. Employees are held in another group company and associated costs are recharged.

Notes to the Financial Statements *continued*

9. Directors' remuneration

The remuneration of directors of the company was £nil (2024: £nil)

The number of directors participating in the company's money purchase pension scheme is nil (2024: same).

The majority of directors of the company were remunerated by Peel Group Management Limited and Peel L&P Group Management Limited for their services to the group as a whole; it is not practicable to allocate their remuneration between their services to group companies.

10. Goodwill

	Group Total £'000
Cost or valuation:	
At 1 April 2024	-
Acquired in year (note 13)	619
At 31 March 2025	619
Amortisation:	
At 1 April 2024	-
Impaired in the financial year	619
At 31 March 2025	619
Net Book Value:	
At 31 March 2025	-
At 31 March 2024	-

PEEL L&P HOLDINGS (UK) LIMITED

Notes to the Financial Statements *continued*

11. Investment properties

	Freehold	Group Long leasehold	Total
	£'000	£'000	£'000
Valuation:			
At 1 April 2024	1,462,130	56,736	1,518,866
Additions	13,210	6,589	19,799
Disposals	(35,299)	-	(35,299)
Lease incentives	9,646	54	9,700
Intercompany transfer	(18,695)	(7,800)	(26,495)
Transfers to related parties (note 30)	(4,150)	-	(4,150)
Reclassification to stock	(5,000)	-	(5,000)
Reclassification	5,001	(5,001)	-
Revaluations	97,830	1,476	99,306
Transfer on disposal of subsidiary (note 13)	(44,965)	-	(44,965)
<u>Exchange adjustments</u>	<u>(1,300)</u>	<u>-</u>	<u>(1,300)</u>
At 31 March 2025	1,478,408	52,054	1,530,462
Professional Valuation:			
March 2025 – External	1,318,519	14,929	1,333,448
March 2025 – Directors	159,889	37,125	197,014
	1,478,408	52,054	1,530,462

The historical cost to the group of all investment properties is £916,551,000 (2024: £958,053,000).

Capitalised interest

Investment properties include capitalised interest in aggregate amounting to £1,783,000 (2024: £2,049,000).

Notes to the Financial Statements *continued*

11. Investment properties *continued*

Valuations

87% (2024: 85%) of the investment property portfolio was professionally valued by external Royal Institution of Chartered Surveyors valuers.

13% (2024: 15%) of the investment property portfolio was professionally valued by the group's own Royal Institution of Chartered Surveyors qualified staff.

The valuations were undertaken in accordance with "Red Book Principles" and were conducted on the basis of Market Value. The investment properties are valued by adopting the 'investment method' of valuation. This approach involves applying capitalisation yields to current and, if any, reversionary income streams. The capitalisation yields and future rental values are based on comparable property and leasing transactions in the market using the valuers' professional judgement and market observation. All of the valuers hold professional qualifications and have many years of relevant experience in valuing these types of assets.

58% of the investment property portfolio was professionally valued by Jones Lang LaSalle, RICS qualified property consultants, using the investment approach.

25% of the investment property portfolio was professionally valued by Knight Frank, RICS qualified property consultants, using the investment approach.

4% of the investment property portfolio was professionally valued by Bermuda Realty, RICS qualified property consultants, using the investment approach.

Professional Royal Institution of Chartered Surveyors valuers carried out total valuations as follows:

	2025	2024
	£'000	£'000
Jones Lang LaSalle	879,101	897,046
Carter Jonas	2,841	53,591
Knight Frank	385,560	344,835
Bermuda Realty	65,946	-
	1,333,448	1,295,472

Property rental income earned in the year is set out in note 3 and no contingent rents have been recognised as income in the current or prior year. There are no contractual obligations for repairs and maintenance or health and safety.

Restrictions

Included in the portfolio are investment properties valued at £1,108,129,000 (2024: £1,351,604,000) for which proceeds of disposal are subject to restrictions under the banking facilities. The cash is only released when there is sufficient loan to value headroom.

PEEL L&P HOLDINGS (UK) LIMITED

Notes to the Financial Statements *continued*

12. Other fixed assets

	Operational buildings £'000	Group Plant and vehicles £'000	Total £'000
Cost or valuation:			
At 1 April 2024	47,249	8,250	55,499
Additions	37	2,191	2,228
Disposals	(19,700)	(84)	(19,784)
Inter-company disposals	(4,173)	-	(4,173)
Revaluations	1,650	-	1,650
Impairment	(5)	-	(5)
Transfer on disposal of subsidiaries (note 13)	(19,694)	-	(19,694)
Foreign exchange adjustments	-	(48)	(48)
At 31 March 2025	5,364	10,309	15,673
Depreciation:			
At 1 April 2024	4,395	5,100	9,495
Charge for the financial year	551	713	1,264
Disposal	-	(84)	(84)
Inter-company disposals	(4,173)	-	(4,173)
Revaluations	(397)	-	(397)
Impairment	668	-	668
Foreign exchange adjustments	-	(30)	(30)
At 31 March 2025	1,044	5,699	6,743
Net Book Value:			
At 31 March 2025	4,320	4,610	8,930
At 31 March 2024	42,854	3,150	46,004

The historical cost to the group of operational buildings is £2,514,000 (2024: £39,438,000).

All other fixed assets other than operational buildings at 31 March 2025 are held at depreciated historical cost to the group.

At 31 March 2025 operational buildings are all freehold.

Valuations

Some of the group's operational buildings were externally valued at 31 March 2025 comprising 46% of the portfolio (2024: 61%) and remainder were professionally valued using the group's own Royal Institution of Chartered Surveyors qualified staff.

The valuations were undertaken in accordance with "Red Book Principles" and were conducted on the basis of Market Value. The operational buildings are valued by adopting the 'investment method' of valuation. This approach involves applying capitalisation yields to current and, if any, reversionary income streams. The capitalisation yields and future rental values are based on comparable property and leasing transactions in the market using the valuers' professional judgement and market observation. All of the valuers hold professional qualifications and have many years of relevant experience in valuing these types of assets.

46% of the operational buildings portfolio was professionally valued by Jones Lang LaSalle, RICS qualified property consultants, using the investment approach. The methodology involves calculating the present value of the future rent and royalty income using a discount rate which reflects current economic and market indicators and any specific factors relevant to each site. The assets are classified as specialist property with minimal evidence of comparable transactions therefore the valuers have discounted the valuation to reflect this. The valuers are qualified chartered surveyors who have considerable specialist expertise in valuing this type of asset.

Notes to the Financial Statements *continued*

12. Other fixed assets *continued*

Valuations *continued*

Professional Royal Institution of Chartered Surveyors valuers carried out total valuations as follows:

	2025	2024
	£'000	£'000
Jones Lang LaSalle	2,000	21,700
Carter Jonas	-	2,510
Knight Frank	-	1,500
	<u>2,000</u>	<u>25,710</u>

13. Investments

Investments comprise:

	Group	Group	Parent	Parent
	2025	2024	Company	Company
	£'000	£'000	2025	2024
			£'000	£'000
Joint ventures	11,456	12,457	1,087	1,087
Fixed asset investments	-	-	657,071	657,071
	<u>11,456</u>	<u>12,457</u>	<u>658,158</u>	<u>658,158</u>

(a) Joint ventures

	Group
	£'000
Carrying value before impairment	
At 1 April 2024	16,024
Net new loans	513
Share of operating result for the year	796
Share of interest payable for the year	(1,163)
Distribution received	(150)
Reclass to subsidiary	(2,997)
<u>At 31 March 2025</u>	<u>13,023</u>
Impairment:	
At 1 April 2024	3,567
Reclass to subsidiary	(2,000)
<u>At 31 March 2025</u>	<u>1,567</u>
Net carrying value:	
At 31 March 2025	11,456
At 31 March 2024	12,457

PEEL L&P HOLDINGS (UK) LIMITED

Notes to the Financial Statements *continued*

13. Investments *continued*

(a) Joint ventures *continued*

Investment in joint ventures represents:

	Group 2025 £'000	Group 2024 £'000
Group share of net assets	5,022	1,123
Amounts owed by joint ventures	6,434	11,334
	11,456	12,457

A detailed analysis of the group's share of the results of joint ventures is not provided as they are not material to the group.

Interest is charged on amounts owed by Joint Ventures at fixed rates varying from 5% - 10%, and at SONIA plus 10% or at Bank of England base rate plus 2% (2024: same).

In March 2025 the group acquired a further 50% of the share capital of USP WW Limited thereby altering its status from joint venture to wholly owned subsidiary.

(b) Fixed asset investments

Parent company

	Shares in subsidiary undertakings £'000	Loans to Joint ventures £'000	Total £'000
Cost:			
At 1 April 2024 and at 31 March 2025	1,135,974	1,087	1,137,061
Impairment:			
At 1 April 2024 and at 31 March 2025	478,903	-	478,903
Net Book Value:			
At 31 March 2025	657,071	1,087	658,158
At 31 March 2024	657,071	1,087	658,158

Impairment arises as investments in subsidiaries are written down to the net assets of the underlying company.

Notes to the Financial Statements *continued*

13. Investments *continued*

(b) Fixed asset investments *continued*

Group

Disposal of subsidiaries

In May 2024 the group disposed its 100% of its interests in the ordinary share capital of the following companies:

Peel NRE Limited
 Seaforth Windfarm Limited
 Dormant companies disposed or dissolved:
 Ayrshire Power Ltd
 Peel L&P Investments (Leisure) Ltd
 Peel L&P Mineral Resources Ltd
 Peel L&P Energy (No. 2) Ltd
 Peel L&P Living Investments (No.1) Ltd
 Peel L&P Living Investments (No.2) Ltd
 Arma Developments Ltd
 Glasgow Harbour Properties Ltd
 Peel L&P Pet Products Ltd
 Barwent Developments Ltd
 Scout Moor Wind Farm Expansion Ltd
 Peel L&P Environmental Management (UK) Ltd
 Peel NRE Energy (Barton) Ltd
 North Clyde Recycling Centre Ltd
 South Clyde Energy Centre Ltd
 Peel NRE Wind Farms (FIT) Ltd
 Peel L&P Scout Moor Services Ltd
 Hartlebury Trading Estate Ltd
 Peel L&P Gas and Oil (Services) Ltd
 Peel L&P Gas and Oil Ltd
 MSC (Waste) Ltd
 Clydeport Longhaugh A Ltd
 Clydeport Longhaugh B Ltd
 Clydeport Longhaugh C Ltd
 Clydeport Terminal Ltd
 Flaskranch Ltd
 Earlbroom Ltd

The net assets on disposal and related sale proceeds were:

Peel NRE Limited	£'000
Investment property	44,965
Other fixed assets	17,134
Current assets	47,240
Current liabilities	(57,998)
Provisions for liabilities	(5,671)
Net assets	45,670
Profit on disposal	19,678
Disposal proceeds	65,348

The only cash amounts included above is £1,000 cash at bank in current assets.

The loss in the period up to the date of disposal was £585,000 and for the year ended 31 March 2024 was £3,369,000.

PEEL L&P HOLDINGS (UK) LIMITED

Notes to the Financial Statements *continued*

13. Investments *continued*

(b) Fixed asset investments *continued*

Disposal of subsidiaries

Seaforth Windfarm Limited

	£'000
Other fixed assets	2,560
Current assets	6,117
Current liabilities	(362)
Provisions for liabilities	(1,139)
Net assets	7,176
Loss on disposal	(440)
Disposal proceeds	6,736

The amounts above include no cash.

The profit in the period up to the date of disposal was £139,000 and the loss for the year ended 31 March 2024 was £85,000.
Dormant companies disposed or dissolved

	£'000
Disposal proceeds	-
Net liabilities	(6)
Loss on disposal	(6)

The amounts above include no cash.

The profit in the period up to the date of disposal was £nil and the loss for the year ended 31 March 2024 was £nil.

	£'000
Total net profit on disposal fixed asset investments	19,232

Acquisition of subsidiaries

In March 2025 the group acquired a further 50% of the share capital of USP WW Limited thereby altering its status from joint venture to wholly owned subsidiary as follows:

	£'000
Consideration (cash)	200
Total net liabilities acquired (including cash at bank £18,000)	9,570
Less: loan to joint venture partner waived	(4,180)
Less: share impaired net assets previously held as joint venture	(4,913)
Less: loan to joint venture on reclassification	(5,910)
Plus: total impairment of loan to joint venture on reclassification	5,910
Goodwill on acquisition	677

In March 2025 the group acquired a further 50% ownership of The Speke and Garston Coastal Reserve Management Company Limited, a company limited by guarantee, thereby altering its status from investment to wholly owned subsidiary as follows:

	£'000
Consideration (cash)	-
Share net assets acquired (including cash at bank £62,000)	(58)
Goodwill on acquisition	(58)

	£'000
Goodwill on acquisitions in the year (Note 10)	619

Notes to the Financial Statements *continued*

13. Investments *continued*

(b) Fixed asset investments *continued*

Subsidiary undertakings and joint ventures

Details of investments of the group and all its subsidiary undertakings and joint ventures are given below.

Subsidiary undertakings

The subsidiary undertakings consolidated as at 31 March 2025, all of which were indirectly and wholly owned ordinary shares unless otherwise stated were as follows:

Incorporated	Company	Principal Activities
Bahamas	Beaumont (Bahamas) Limited	Property investment
Bermuda	New Windsor Hotel Company Limited *	Holding company
Spain	Peel Developments Espana S.L.U.	Property development and investment
England & Wales	Peel Land and Property Investments plc	Property investment
Scotland	Clydeport Properties Limited	Property development and investment
England & Wales	Peel L&P Investments (Intermediate) Limited**	Property investment
England & Wales	Protos Developments Limited	Property development
England & Wales	Peel L&P Investments No.1 Limited	Holding company
England & Wales	Peel L&P Property (Investments) Limited	Property investment
Scotland	Peel L&P Assets Limited	Dormant company
England & Wales	Peel L&P Trading and Development Limited **	Dormant
England & Wales	Astermill Limited	Dormant
England & Wales	Beaumont Properties Limited	Dormant
England & Wales	Haxden Properties Limited	Dormant
England & Wales	The Beaumont Property Trust Limited	Dormant
England & Wales	Harmont Investment Company Limited	Dormant
England & Wales	London Shop (Bishops Stortford) Limited	Dormant
England & Wales	London Shop (Stockport) Limited	Dormant
England & Wales	Cannorth Property Investments Limited	Dormant
England & Wales	Corinium Properties Limited	Dormant
England & Wales	Knight & (Co Services) Limited	Dormant
England & Wales	London Shop (Crosby) Limited	Dormant
England & Wales	Londrock Finance Company Limited	Dormant
England & Wales	Peel L&P (Anglia) Limited	Dormant
England & Wales	Peel L&P Investments (Anglia) Limited	Dormant
England & Wales	Peel L&P Housing (Anglia) Limited	Dormant
England & Wales	Letta Limited	Dormant
England & Wales	Peel L&P Commercial (S.E.) Limited	Dormant
England & Wales	Peel L&P Farms Limited	Dormant
England & Wales	Peel L&P Homes Limited	Dormant
England & Wales	Peel Land Limited	Dormant
England & Wales	Peel L&P North East Limited	Dormant
England & Wales	Peel L&P (No.2) Limited	Dormant
England & Wales	Peel L&P Developments (N.E.) Limited	Dormant
England & Wales	Sheffield Heliport Limited	Dormant
England & Wales	South Yorkshire Emergency Services Centre Limited	Dormant
England & Wales	Peel L&P North West Limited	Dormant
England & Wales	Peel L&P Commercial (N.W.) Limited	Dormant
England & Wales	Peel L&P Developments (N.W.) Limited	Dormant

PEEL L&P HOLDINGS (UK) LIMITED

Notes to the Financial Statements *continued*

13. Investments *continued*

(b) Fixed asset investments *continued*

Subsidiary undertakings *continued*

Incorporated	Company	Principal Activities
England & Wales	Toll House Motors Limited	Dormant
England & Wales	Peel L&P Securities (N.W.) Limited	Dormant
England & Wales	Peel L&P Properties (S.E.) Limited	Dormant
England & Wales	Peel L&P Securities (S.E.) Limited	Dormant
England & Wales	Peel L&P Commercial (S.W.) Limited	Dormant
England & Wales	Peel L&P Developments (S.W.) Limited	Dormant
England & Wales	Peel L&P Investments (S.W.) Limited	Dormant
	Peel Quays Studios Limited (formerly MediaCity Studios Limited)	Dormant
England & Wales	Sudbrook Trading Estate Limited	Dormant
England & Wales	Princes Dock Development Company No.5 Limited	Dormant
England & Wales	Rio De Janeiro Land, Mortgage and Investments Agency Company Limited	Dormant
England & Wales	The Quay (Flexible Office Space) Limited**	Dormant
Bermuda	Washington Properties (Bermuda) Limited	Property investment
England & Wales	Blundell's Wood Management Company Limited	Dormant
England & Wales	Principal Management Company Limited	Dormant
England & Wales	Wirral Waters Land No. 1 Limited	Property development
England & Wales	Peel Quays UK Limited (formerly Mediacity:UK Limited)	Dormant
England & Wales	Port Salford Developments No 1 Limited	Dormant
England & Wales	Wirral Waters Holdings No.1 Limited **	Holding company
England & Wales	Peel L&P Investments (South) Limited	Dormant
England & Wales	Peel L&P Investments (N.W.) Limited	Dormant
England & Wales	Peel L&P Properties (N.W.) Limited	Dormant
England & Wales	Peel L&P Securities (S.W.) Limited	Dormant
England & Wales	Middle Warehouse Residential Limited **	Dormant
England & Wales	East Float Quay Management Company Limited	Dormant
England & Wales	Vicars Hall Management Company Limited	Dormant
England & Wales	Peel L&P (Ports No.3) Limited	Property investment
Scotland	Clydemore Properties Limited	Dormant
England & Wales	Peel L&P Properties (MSC) Limited	Dormant
England & Wales	Peel L&P Red City Holdings Limited	Dormant
England & Wales	Peel L&P Legacy (Wirral Waters) Limited**	Property development
England & Wales	Simpson Grove Boothstown Management Company Limited	Dormant
England & Wales	Pemberton Commercial Management Company Limited	Dormant
England & Wales	Peel L&P Developments (U.K.) Limited	Dormant
England & Wales	Ship Canal Enterprises Limited	Dormant
Scotland	Clydeside Investment Properties Limited	Dormant
England & Wales	The Saddlery Investments Limited	Dormant
England & Wales	Peel L&P (I Topco) Limited**	Dormant
England & Wales	Peel Land and Property (Liverpool) Limited	Dormant
England & Wales	Peel Airports Property Limited	Dormant
Isle of Man	Largs Limited	Dormant
England & Wales	Mersey Docks Property Holdings Limited	Dormant
England & Wales	Mersey Docks Property Investments Limited	Dormant
Northern Ireland	Princes Dock Development Company No.4 Limited	Dormant
England & Wales	Princes Dock Office No.8 Limited	Dormant
England & Wales	Princes Dock Office No. 9 Limited	Dormant

PEEL L&P HOLDINGS (UK) LIMITED

Notes to the Financial Statements *continued*

13. Investments *continued*

(b) Fixed asset investments *continued*

Subsidiary undertakings *continued*

Incorporated	Company	Principal Activities
England & Wales	Princes Dock Office No.12 Limited	Dormant
England & Wales	Princes Dock Hotel Limited	Dormant
England & Wales	Woodside Business Park Limited	Dormant
England & Wales	Mersey Docks Property Developments Limited	Dormant
England & Wales	Peel L&P Holdings (CL) Limited	Dormant
England & Wales	Manchester Heliport Limited	Dormant
England & Wales	Reddington Finance Limited	Dormant
England & Wales	Reddington Holdings Limited	Dormant
England & Wales	Peel L&P Wind Farms (Asfordby) Limited	Dormant
England & Wales	Peel L&P Wind Farms (Plenmeller) Limited	Dormant
England & Wales	Peel L&P Wind Farms (Projects) Limited	Dormant
England & Wales	Peel L&P Wind Farms (Seaforth) Limited	Dormant
Scotland	Glasgow Harbour Investments Limited	Dormant
England & Wales	Peel L&P Living Investments Holdings Limited	Dormant
England & Wales	Protos 11 Limited	Dormant
England & Wales	Peel L&P Telecommunications Limited	Dormant
England & Wales	Peel L&P Holdings (Telecommunications) Limited	Dormant
England & Wales	Peel L&P Telecommunications (Holdings) Limited	Dormant
England & Wales	Peel L&P Environmental Protos Limited	Dormant
England & Wales	Peel L&P Holdings (Living Investments) Limited	Dormant
England & Wales	Ionica Limited	Dormant
England & Wales	Trafford Palazzo Limited	Property investment and operation of a retail centre
England & Wales	NW Hydrogen Alliance Limited	Engineering Consulting
England & Wales	Blundell's Wood Management Company Limited	Dormant
England & Wales	Protos Finance 2 Limited	Provision of finance
England & Wales	Peel L&P Habitats Limited	Dormant
England & Wales	Trafford Waters Management Company Limited	Dormant
England & Wales	MSCD Advent Management Limited	Dormant
England & Wales	Peel L&P Investments (CL) Limited	Dormant
England & Wales	Astley Business Park Management Company Limited	Dormant
England & Wales	Peel L&P Land Holdings Limited	Holding company
England & Wales	Peel L&P Property Intermediate Limited	Property investment and holding company
England & Wales	Peel L&P Holdings (Environmental) Limited	Dormant

* 80% owned
 ** directly owned.

* 80% owned
 ** directly owned.

PEEL L&P HOLDINGS (UK) LIMITED

Notes to the Financial Statements *continued*

13. Investments *continued*

(b) Fixed asset investments *continued*

Joint Ventures

The joint ventures as at 31 March 2025 were as follows:

Incorporated	Company	Group Shareholding	Type of Shareholding	Principal activities
England & Wales	Peel Lamp Properties Limited	50%	Ordinary B	Dormant company
Scotland	James Watt Dock LLP	50%		Property development and investment
England & Wales	Liverpool Airport Property Holdings Limited **	50%	Ordinary A	Holding company
England & Wales	Liverpool Airport Property (Intermediate) Limited	50%	Ordinary	Holding company
England & Wales	Liverpool Airport Property Limited	50%	Ordinary	Holding company
England & Wales	Liverpool Airport Hotel Limited	50%	Ordinary	Property management
England & Wales	TFGM Peel Wharfside 1 LLP	50%		Property development
England & Wales	TFGM Peel Wharfside 2 LLP	50%		Property development
England & Wales	Protos 33 Limited	50%	Ordinary A	Property development
England & Wales	Wirral Waters Eastfloat (1) Limited	50%	Guarantee	Dormant

** directly owned.

All subsidiaries and joint ventures have a year end of 31 March.

PEEL L&P HOLDINGS (UK) LIMITED

Notes to the Financial Statements *continued*

13. Investments *continued*

(b) Fixed asset investments *continued*

Audit exemption

The subsidiary undertakings also consolidated at 31 March 2025, all of which were indirectly and wholly owned, unless otherwise stated, and claimed exemption from audit under section 479A Companies Act 2006, were as follows:

Incorporated	Company	Company Number	Principal Activities
England & Wales	Peel Property (Partnerships) Limited**	06474584	Property investment
England & Wales	Manchester Ship Canal Developments Limited	02181411	Property development
England & Wales	Manchester Ship Canal Developments Advent Limited	04443848	Property development
Scotland	Peel Land and Property (Ardrossan) Limited	SC371334	Holding company
Scotland	Peel Land and Property (James Watt Dock) Limited	SC337879	Holding company
England & Wales	Peel L&P Property (No.2) Limited	05060256	Holding company
England & Wales	Peel L&P Land (Intermediate) Limited	06495537	Property investment
England & Wales	Peel L&P Investments (North) Limited	00187724	Property investment
England & Wales	Peel L&P Developments Limited	01798783	Property investment
England & Wales	Peel L&P (Ports) Limited	05892787	Property investment
England & Wales	Princes Dock Development Company Limited	03314050	Property investment
England & Wales	The Bridgewater Canal Company Limited	06805592	Operation and management of canals
Scotland	Glasgow Harbour Limited	SC193933	Property investment and development
Scotland	Glasgow Harbour Management Limited	SC237880	Property investment and development
Scotland	Glasgow Harbour (Byron Street) Limited	SC223866	Property investment and development
Scotland	Glasgow Harbour Developments Limited	SC222102	Property investment and development
England & Wales	Peel Airports (Liverpool) Limited	02385999	Property investment
England & Wales	Port Salford Developments (Rhenus) Limited	10031630	Project management
England & Wales	Peel L&P Investments (U.K.) Limited	05060257	Holding company
England & Wales	Peel L&P Holdings (Overseas) Limited**	06497121	Holding company
England & Wales	Peel L&P Overseas Limited	02022817	Holding company
England & Wales	Peel L&P Investments and Property Limited**	09246810	Property investment
Scotland	Peel Land and Property (Greenock Harbours) Limited	SC340250	Property trading and rental
England & Wales	Port Salford Land Limited	09359375	Property development
England & Wales	Peel L&P Limited	05060255	Holding company
England & Wales	Liverpool Waters Finance Limited (formerly Protos Finance Limited) **	11412770	Provision of finance
England & Wales	Peel Land and Property Holdings Limited	05687947	Holding company
England & Wales	Port Salford Holdings Limited **	08430318	Property development
England & Wales	Protos Grid Company Limited	12051181	Property development
England & Wales	Peel L&P Environmental Holdings Limited	05683935	Property development
England & Wales	Trafford Waters Finance Limited	14413308	Provision of finance
England & Wales	Wirral Waters Finance Limited	12732997	Provision of finance
England & Wales	Peel L&P Investment Properties Limited	03605626	Property investment
England & Wales	Peel L&P Investment Properties Holdings Limited	08080691	Property investment and development
England & Wales	Peel L&P Investments No. 2 Limited	08077401	Holding company
England & Wales	Peel Land Developments Limited	16033556	Property development
England & Wales	The Speke and Garston Coastal Reserve Management Company Limited ***	05529870	Maintenance of a coastal reserve

PEEL L&P HOLDINGS (UK) LIMITED

Notes to the Financial Statements *continued*

13. Investments *continued*

(b) Fixed asset investments *continued*

Audit exemption *continued*

England & Wales	Peel L&P South West Limited	00024965	Dormant
England & Wales	Riverside Peel Limited	06398752	Management of service charges
England & Wales	The Bridgewater Centre Management Company Limited	02597246	Management of service charges
England & Wales	USP WW Limited	11599390	Property development
England & Wales	Peel Partnerships Wirral Waters Limited	11713083	Construction
England & Wales	Garrett Lane Management Company Limited	10338045	Management of service charges
England & Wales	Hilton Lane Management Company Limited	09439567	Management of service charges
England & Wales	Imagine Park Management Company Limited	08217398	Management of service charges
England & Wales	Rosfield Park Management Company	08080534	Management of service charges
England & Wales	Worsley Meadow Management Company Limited	10130100	Management of service charges
England & Wales	Worsley Woodland Grange Management Company Limited	10357879	Management of service charges
England & Wales	Peel Holdings (Land and Property) Limited **	05591978	Holding company
England & Wales	Peel South East Limited	00216214	Property investment
England & Wales	Peel L&P Investments Holdings Limited	06495536	Holding company
England & Wales	Peel L&P Property Holdings Limited	08574506	Holding company
England & Wales	Gateway East Finance Limited	14159812	Property development
England & Wales	Peel L&P Property Limited	08577183	Holding company
England & Wales	Peel L&P Gas and Oil Holdings Limited	09077789	Holding company
England & Wales	Peel L&P Gas and Oil (Investments) Limited	09144526	Holding company
England & Wales	Moorland Wind Holdings Limited	08815265	Holding company
England & Wales	Peel L&P Holdings (Glasgow Harbour) Limited	06497128	Dormant
England & Wales	Peel L&P Properties (S.W.) Limited	00944771	Dormant
England & Wales	Ayrshire Power Holdings Limited	06516547	Holding company

** directly owned

*** limited by guarantee.

All the subsidiaries and joint ventures above incorporated in England and Wales have the registered office Venus Building, 1 Old Park Lane, Traffordcity, Manchester, M41 7HA.

All the subsidiaries and joint ventures above incorporated in Scotland have the registered office 16 Robertson Street, Glasgow, G2 8DS.

All the subsidiaries above incorporated in Northern Ireland have the registered office 40 Linenhall Street, Belfast, BT2 8BA.

All the subsidiaries above incorporated in Bermuda have the registered office Victoria Place, 31 Victoria Street, Hamilton, HM10, Bermuda.

All the subsidiaries above incorporated in Bahamas have the registered office 4 George Street, Mareva House, Nassau, New Providence, Bahamas.

All the subsidiaries above incorporated in Spain have the registered office Calle Serrano 1, Planta 4, 28008, Madrid, Spain.

All the subsidiaries above incorporated in the Isle of Man have the registered office Ballaman Manor, Ballahowe Road, Port Erin, Isle of Man, IM9 65F.

PEEL L&P HOLDINGS (UK) LIMITED

Notes to the Financial Statements *continued*

14. Loans to group undertakings

	Group 2025 £'000	Group 2024 £'000	Parent Company 2025 £'000	Parent Company 2024 £'000
Amounts owed by subsidiary undertakings	-	-	72,569	75,463

Amounts included above carry interest at 1.5% (2024: 1.5%) above the base rate.

All intercompany balances are legally repayable on demand but the nature of the loans to group undertakings is that they are long-term assets which are not intended to be recalled within the next twelve months.

15. Stocks

	Group 2025 £'000	Group 2024 £'000
Land held for development	135,940	180,329

The replacement cost of the above stock is estimated to be £173,940,000 (2024: £266,090,000).

Stock impairment in the year (note 6) was caused by a decrease in value on the general market.

16. Debtors

	Note	Group 2025 £'000	Group 2024 £'000	Parent Company 2025 £'000	Parent Company 2024 £'000
Trade debtors		10,626	17,510	26	26
Amounts owed by subsidiary undertakings		-	-	10,554	12,813
Amounts owed by fellow group undertakings		3,254	1,582	470	279
Amounts owed by related parties		346	7,395	-	-
Other debtors		16,029	24,982	2,365	7,241
Development deposits and prepaid costs		3,770	3,163	-	-
Prepayments and accrued income		9,659	24,183	39	3,479
Derivatives	23	2,088	7,114	-	-
		45,772	85,929	13,454	23,838

Debtors above include the following:

Amounts falling due after more than one year: Derivatives	2,088	7,114	-	-
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Included in Other debtors are the following amounts held on deposit due to lenders in accordance with the facilities:

Due to lenders	8,224	4,717	2,224	4,429
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Trade debtors are presented net of provisions for impairment of £2,080,000 (2024: £1,297,000).

All intercompany balances are repayable on demand. No interest is charged on amounts owed by subsidiary undertakings. Amounts owed by related parties in respect of trade balances are repayable on standard trade terms.

PEEL L&P HOLDINGS (UK) LIMITED

Notes to the Financial Statements *continued*

17. Cash at bank and in hand

	Group	Group	Parent	Parent
	2025	2024	Company	Company
	£'000	£'000	£'000	£'000
Unrestricted cash	42,721	52,868	1,728	1,242
Restricted cash	10,764	227	-	-
	53,485	53,095	1,728	1,242

Restricted cash

£327,000 (2024: £227,000) of restricted cash arises due to interest or capital payment guarantees under the group's banking facilities.

£10,437,000 (2024: £nil) of restricted cash arises due to proceeds of property sales under the group's banking facilities.

18. Creditors: amounts falling due within one year

	Note	Group	Group	Parent	Parent
		2025	2024	Company	Company
		£'000	£'000	£'000	£'000
Overdrafts		5,491	3,997	-	-
First Mortgage Debenture Stocks		103,977	-	-	-
Secured bank loans		206,728	18,802	15,000	14,931
Secured other loans		5,660	9,836	181	843
Finance leases	20(b)	131	560	131	560
Debt falling due within one year		321,987	33,195	15,312	16,334
Trade creditors		5,372	14,788	203	152
Amounts owed to subsidiary undertakings		-	-	366,602	364,882
Amounts owed to fellow group undertakings		121,110	233,434	-	-
Amounts owed to related parties		240	80	150	-
Other taxes and social security		6	6,186	-	-
Government grants		1,890	1,261	1,250	1,250
Other creditors		17,807	14,984	-	-
Corporation tax		1,842	-	-	-
Accruals		22,629	39,463	108	829
Development costs to site completion		4,701	4,802	-	-
Deferred income		54,963	55,852	-	-
		552,547	404,045	383,625	383,447

Details of security, interest rates and repayment dates on the above borrowings are disclosed in note 20.

Included above are the following amounts which carry interest at 1.5% (2024: 1.5%) above the base rate:

	Group	Group	Parent	Parent
	2025	2024	Company	Company
	£'000	£'000	£'000	£'000
Amounts owed to group undertakings	113,579	225,798	366,576	364,882

The remainder of amounts owed to group undertakings carry no interest and the whole amount is repayable on demand. Amounts owed to related parties in respect of trade balances are repayable on standard trade terms.

Government grants represent amounts received towards infrastructure in an investment property construction.

PEEL L&P HOLDINGS (UK) LIMITED

Notes to the Financial Statements *continued*

19. Creditors: amounts falling due after more than one year

	Note	Group 2025 £'000	Group 2024 £'000	Parent Company 2025 £'000	Parent Company 2024 £'000
First Mortgage Debenture Stocks		201,525	312,436	-	-
Secured bank loans		193,365	440,922	-	-
Secured other loans		8,375	13,579	4,249	6,374
Finance leases	20(b)	22	967	22	967
Debt falling due after more than one year		403,287	767,904	4,271	7,341
Government grants		2,692	350	-	-
Other creditors		200	200	-	-
		406,179	768,454	4,271	7,341

Details of security, interest rates and repayment dates on the above borrowings are disclosed in note 20.

Government grants represent amounts received towards infrastructure in an investment property construction.

Derivatives shown above represent the total amount of financial liabilities measured at fair value through profit or loss at the reporting date.

20. Group debt

(a) Analysis of group net debt

	Group 2025 £'000	Group 2024 £'000
Creditors: amounts falling due within one year	321,987	33,195
Creditors: amounts falling due after more than one year	403,287	767,904
Gross debt	725,274	801,099
Cash at bank and in hand	(53,485)	(53,095)
Group net debt	671,789	748,004

(b) Analysis of gross debt

Finance leases

	Group 2025 £'000	Group 2024 £'000	Parent Company 2025 £'000	Parent Company 2024 £'000
Finance leases due:				
Within 1 year	131	560	131	560
1-2 years	22	465	22	465
2-5 years	-	502	-	502
	153	1,527	153	1,527

PEEL L&P HOLDINGS (UK) LIMITED

Notes to the Financial Statements *continued*

20. Group debt *continued*

(b) Analysis of gross debt *continued*

The above amounts represent the both the minimum lease payments and the fair value of minimum lease payments.

Other debt

	Group 2025 £'000	Group 2024 £'000
Overdrafts, bank and other loans due:		
Within 1 year	321,856	32,635
1–2 years	1,053	249,019
2–5 years	7,701	129,614
	330,610	411,268
After five years – by instalments	7,639	14,652
After five years – not by instalments	386,872	373,652
	725,121	799,572
Total gross debt	725,274	801,099

Analysis of group loans

	Interest rate	Maturing	Secured/ unsecured	Carrying value 2025 £'000	Carrying value 2024 £'000
First Mortgage Debenture Stock	10.0%	2026	Secured	103,977	109,831
First Mortgage Debenture Stock	8.375%	2040	Secured	201,525	202,605
Revolving credit facility of £300m	SONIA plus margin 2.75%	2025	Secured	190,900	240,492
Bilateral loan	6.40%	2036	Secured	194,192	169,679
Bilateral loan	4.66%	2031	Secured	-	34,622
Bank loan	SONIA plus margin 2.75%	2025	Secured	15,000	14,931
Total bank loans				705,594	772,160
Non-bank loan	0%	2025	Secured	1,930	3,500
Non-bank loan	EC Reference rate plus margin 4%	2025	Secured	3,550	4,965
Non-bank loan	EC Reference rate plus margin 3.75%	2027	Secured	4,127	3,654
Non-bank loan	2.82%	2047	Secured	4,429	4,430
Non-bank loan	4.5%	2025	Secured	-	2,788
Non-bank loan	EC Reference rate plus margin 4.75%	2025	Secured	-	4,078
Total group loans				719,630	795,575
Finance leases				153	1,527
Unsecured bank loans and overdrafts				5,491	3,997
Gross debt, above				725,274	801,099

The above secured debt is secured by fixed legal charges on certain freehold and leasehold investment properties and stock of certain subsidiary undertakings.

With regard to the role of financial instruments, the group's objective continues to be to maintain sufficient facilities to meet its financial requirements at the lowest achievable cost and at minimum risk. The Treasury function within the group is controlled centrally in accordance with prudent procedures approved by the directors.

PEEL L&P HOLDINGS (UK) LIMITED

Notes to the Financial Statements *continued*

20. Group debt *continued*

(b) Analysis of gross debt *continued*

The group's net borrowings at 31 March 2025 of £671.8m (2024: £748.0m) produced a gearing ratio of net debt to shareholders' funds at 97% (2024: 126%).

During the year, the group continued to comply with all of its borrowing covenants. The principal covenants relate to net worth, loan to value, income cover and interest cover, all of which were satisfied at the financial year end. At 31 March 2025 the group had unused bank facilities of £8.0m (2024: £13.7m).

The total amount of financial liabilities measured at amortised cost at the reporting date is £611.2m (2024: £678.5m).

The bank loans are secured on freehold and leasehold properties of certain subsidiary undertakings with a carrying value of £1,110.1m (2024: £1,377.0m). The terms of the loans restrict the group from making significant acquisitions or disposals without the consent of the lender.

The present market value of the group's debenture stocks as at 31 March 2025 shows a post-tax "mark to market" value of £5.3m deficit under book value (2024: £6.3m).

Non-bank loans are from local government or private investments firms.

(c) Analysis of movement in group net debt

	1 April 2024	Cash flow	Acquisitions and disposals	Other non- cash changes	Changes in market value and exchange rates	31 March 2025
	£'000	£'000	£'000	£'000	£'000	£'000
Cash at bank	52,868	(10,141)	79	-	(85)	42,721
Restricted cash	227	10,537	-	-	-	10,764
	53,095	396	79	-	(85)	53,485
Overdrafts	(3,997)	(1,494)	-	-	-	(5,491)
Total cash	49,098	(1,098)	79	-	(85)	47,994
Bank loans	(772,160)	10,105	-	56,461	-	(705,594)
Other loans	(23,415)	9,907	-	(528)	-	(14,036)
Finance leases	(1,527)	1,527	-	(153)	-	(153)
Net debt	(748,004)	20,441	79	55,780	(85)	(671,789)

Non-cash adjustments are exchange rate movements, amortised loan arrangement fees and new finance leases.

PEEL L&P HOLDINGS (UK) LIMITED

Notes to the Financial Statements *continued*

21. Provisions for liabilities

Group	Deferred	Legal	Electricity	Contractual	Maintenance	Rent	Total
	Taxation	Claim	dispute	obligations	costs	concessions and ground rents	
	£'000	£'000	£'000	£'000	£'000	£'000	£'000
At 1 April 2024	114,817	4,276	2,750	-	6,620	1,380	129,843
Profit and loss account	15,129	-	-	-	-	-	15,129
Provision in year	-	-	-	1,452	-	-	1,452
Movements on other comprehensive income	54	-	-	-	-	-	54
On disposal of subsidiaries	(6,810)	-	-	-	-	-	(6,810)
Released unused	-	(1,236)	-	-	(222)	(1,380)	(2,838)
At 31 March 2025	123,190	3,040	2,750	1,452	6,398	-	136,830

The provision for legal claim represents an amount which is expected to be paid in respect of utilities costs. It is not possible to predict when the court case will be settled and payment will become due.

It is not possible to predict when the dispute relating to the late supply of electricity will be settled and payment will become due.

Contractual obligations arose during the operational phase of a development. The completion of the construction of the development will be phased and so too will the lettings of its apartments.

The provision for maintenance costs represents future maintenance costs of certain infrastructure. The costs are written off as incurred over an anticipated period of 115 years.

The ground rent provision arises from the enactment of the Leasehold Reform Act (2022). This will probably cause a decrease in the market value of ground rents in the future on their disposal. Uncertainty over future market conditions means this cannot be accurately determined and therefore a provision for potential loss in value has been calculated. A rent concessions provision arose from the onset of COVID 19. The concessions were temporary and have now reversed.

Provision is made for deferred taxation at a rate of 25% (2024: 25%), the amount provided being:

	Group 2025 £'000	Group 2024 £'000
Capitalised land remediation relief	1,016	1,016
Capitalised interest	4,095	4,450
Interest rate swaps	906	1,778
Revalued investment properties	151,993	140,093
Revalued operational assets	3,660	4,668
Fixed asset timing differences	12,001	14,830
Short term timing differences	(2,359)	(1,962)
Losses	(48,122)	(50,056)
	123,190	114,817

There is an unrecognised deferred tax asset relating to tax losses of £12,095,000 (2024: £1,934,000). Deferred tax has not been recognised because future profits against which it would reverse cannot be forecast with sufficient certainty.

During the year commencing 1 April 2025, the net reversal of deferred tax liabilities is expected to decrease the corporation tax charge for the year by £30,013,000. This is due to the availability of group losses to offset the realisation of contingent gains provided on investment properties. There is no expiry date on timing differences, unused tax losses or tax credits.

PEEL L&P HOLDINGS (UK) LIMITED

Notes to the Financial Statements *continued*

22. Operating leases

Operating lease receivables

The total future amounts receivable by the group under non-cancellable operating leases are as follows:

	2025 £'000	2024 £'000
Receipts due within:		
1 year	58,671	62,037
1 – 5 years	168,939	183,136
Over 5 years	2,473,325	2,553,715
	2,700,935	2,798,888

23. Derivative financial instruments

	Current		Non-current	
	2025 £'000	2024 £'000	2025 £'000	2024 £'000
Derivatives that are designed and effective as hedging instruments carried at fair value				

Assets

Interest rate swaps measured at fair value	-	-	(2,088)	(7,114)
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Interest rate swaps are valued at the present value of future cash flows estimated and discounted based on the applicable yield curves derived from quoted interest rates.

Interest rate swap contracts designated as hedges of variable interest rate risk of recognised financial liabilities

Outstanding receive floating pay Fixed contracts	Average contract fixed interest rate		Notional principal value		Fair value	
	2025 %	2024 %	2025 £'000	2024 £'000	2025 £'000	2024 £'000
Within one year	-	2.29	-	225,000	-	7,114
Within one year	2.74	-	175,000	-	2,088	-
			175,000	225,000	2,088	7,114

The interest rate swaps settle on a quarterly basis. The floating rate on the interest rate swaps is three months' SONIA (2024: same). The group will settle the difference between the fixed and floating interest rate on a net basis.

All interest rate swap contracts are effective hedges of variable interest rate risk of the group's floating rate borrowings. The cash flows are expected to occur and to affect profit or loss over the period to maturity of the interest rate swaps.

A gain of £3.5m (2024: £0.8m) was recognised in the profit and loss account on movements in the value of swaps in the year.

PEEL L&P HOLDINGS (UK) LIMITED

Notes to the Financial Statements *continued*

24. Called up share capital and reserves

	Group and Parent Company	
	Number	£'000
Allotted and fully paid		
Equity share capital		
Ordinary shares of £1 each:		
At 1 April 2024 and at 31 March 2025	406,259,707	406,260

The group and company's reserves are as follows:

The revaluation reserve is in relation to the revaluation of operational buildings which takes place annually. It represents the accumulated annual transfers of the surplus, or deficit which reverses a previous surplus, on revaluation.

The negative goodwill reserve represents the difference between the acquisition cost and the net book value of assets acquired.

The merger reserve represents the difference between cost of investment and net assets of subsidiaries acquired and accounted for under merger accounting principles.

The other reserves are a capital redemption reserve.

25. Non-controlling interests

	Equity	Group Non- equity	Total
	£'000	£'000	£'000
At 1 April 2024 and at 31 March 2025	1	(4)	(3)

26. Note to the group cash flow statement

	2025	2024
	£'000	£'000
Reconciliation of operating profit to cash generated by operations		
Group operating profit	167,230	135,139
Non-cash adjustments:		
Revaluation surplus on investment properties	(99,306)	(91,535)
Creation less amortisation of lease incentives	(9,700)	(5,982)
Impairment of other fixed assets	673	960
Depreciation of other fixed assets	1,264	1,978
Amounts written off stock and investments	2,245	4,816
Movement in provisions	(1,386)	20
Operating cash flow before movement in working capital	61,020	45,396
Movement in stocks	53,111	5,027
Movement in debtors	(27,869)	71,262
Movement in creditors	(34,222)	(37,526)
Net cash flows from operating activities	52,040	84,159

Notes to the Financial Statements *continued*

27. Subsequent events

In April 2025 existing debt facilities were refinanced and replaced with two new facilities. In June 2025 the group disposed of the majority of its subsidiaries, including the group debt, to fellow group undertakings under a new divisional finance structure. Further to this, all remaining investment property, operating buildings and stock were disposed to fellow group undertakings with the exception of one company with tangible fixed assets valued at £68m at 31 March 2025. All disposals were at net asset value. The discontinued operations achieved a net profit of £87m in the year to 31 March 2025.

28. Capital commitments

(a) Committed by the group

	Group 2025 £'000	Group 2024 £'000
Capital expenditure contracted for but not provided for in these financial statements		
On investment property	12,489	11,835
On other fixed assets	-	702
	<u>12,489</u>	<u>12,537</u>

(b) There were no capital commitments by joint ventures

29. Contingent liabilities

- (a) As at 31 March 2025, the group's banks had provided road bonds and guarantees amounting to £1.7m (2024: £1.7m).
- (b) As at 31 March 2025 subsidiary company Peel Holdings (Land and Property) Limited had guaranteed a £5.0m (2024: £5.0m) loan made available to 50% owned associated company James Watt Dock LLP. The loan balance at 31 March 2025 was £5.4m (2024: £5.4m).
- (c) As at 31 March 2025 Peel L&P Holdings (UK) Limited had guaranteed a £20.0m (2024: £18.0m) loan made available to fellow subsidiary Mersey Heat Limited.
- (d) As at 31 March 2025 Peel L&P Holdings (UK) Limited had guaranteed the overdraft facility of £0.5m (2024: £0.5m) for fellow subsidiary Peel Leisure Operations No.1 Limited (2024: fellow subsidiaries Peel Media Hotels Limited and Peel Leisure Operations No.1 Limited).
- (e) As at 31 March 2025 Peel L&P Holdings (UK) Limited had guaranteed £0.9m (2024: £0.9m) 10% insolvency cover made available to fellow subsidiary Northstone Development (Pemberton) Limited.
- (f) As at 31 March 2025 Peel L&P Holdings (UK) Limited had guaranteed £1.3m (2024: £1.3) 10% insolvency cover made available to fellow subsidiary Northstone Development Limited.

No security has been given respect of the above.

PEEL L&P HOLDINGS (UK) LIMITED

Notes to the Financial Statements *continued*

30. Related party transactions

(a) During the year the group made loans, net of repayments, to its joint ventures as follows:

	Balance at 1 April 2024 £'000	Net new loans in the year £'000	Reclassified to subsidiary £'000	Balance at 31 March 2025 £'000
Peel Lamp Properties Limited	146	-	-	146
James Watt Dock LLP	5,376	64	-	5,440
Liverpool Airport Property Holdings Limited	1,338	-	-	1,338
USP WW Limited	1,992	421	(2,413)	-
TFGM Peel Wharfside 1 LLP	2,129	5	-	2,134
TFGM Peel Wharfside 2 LLP	331	-	-	331
Protos 33 Limited	22	23	-	45
Total joint venture loans	11,334	513	(2,413)	9,434

The loan balances are included in investments.

PEEL L&P HOLDINGS (UK) LIMITED

Notes to the Financial Statements *continued*

30. Related party transactions *continued*

(b) During the year to 31 March 2025, companies within Peel L&P Holdings (UK) Limited group have provided services to related parties as follows:

Related party	Transaction	Relationship	Transactions in the year ended 31 March 2025 £'000	Balance at 31 March 2025 £'000	Transactions in the year ended 31 March 2024 £'000	Balance at 31 March 2024 £'000
Companies in the Peel Ports Holdings (CI) Limited group of companies	Provision of services	See below (i)	3,770	339	2,103	1,224
Companies in the Peel Ports Holdings (CI) Limited group of companies (note 10)	Proceeds of disposal of investment property	See below (i)	-	-	33,825	6,167
Companies in the Liverpool Airport Property Holdings Limited group of companies	Provision of services	See below (ii)	208	-	-	-
Companies in the Media City UK Holdings Limited (formerly Peel Holdings (Media) Limited) group of companies	Provision of services	See below (iii)	-	-	7	-
Peel Lamp Properties Limited	Provision of services	See below (iv)	-	2	-	2
Tokenhouse Investments Limited Staff Retirement Benefit Plan	Provision of services	See below (v)	2	1	-	-
Tokenhouse Investments Limited Staff Retirement Benefit Plan	Proceeds of disposal of investment property	See below (v)	4,150	-	-	-
Transport for Greater Manchester	Provision of services	See below (vi)	12	-	-	-
Trafford Golf Centre Limited	Provision of services	See below (viii)	-	-	(2)	-
Evyve Limited	Provision of services	See below (ix)	34	4	(1)	-
Total			8,176	346	35,932	7,393

Notes to the Financial Statements *continued*

30. Related party transactions *continued*

- (i) Peel Ports Holdings (CI) Limited is owned 37.575% by a group associate.
- (ii) Liverpool Airport Property Holdings Limited is a 50% owned Joint Venture.
- (iii) Media City UK Holdings Limited (formerly Peel Holdings (Media) Limited) is a portfolio investment.
- (iv) Peel Lamp Properties Limited is a 50% owned joint venture.
- (v) The principal employer of Tokenhouse Investments Limited Staff Retirement Benefit Plan is under common control with the group.
- (vi) Transport for Greater Manchester is an entity with which a 50% joint venture is held.
- (vii) A limited liability guarantee has been granted for The Speke and Garston Coastal Reserve Management Company Limited. During the year the holding changed from 50% to 100%.
- (viii) Trafford Golf Centre Limited is under common control with a group director.
- (ix) Evyve Limited is a 50% owned group joint venture in the wider Peel group.
- (x) James Watt Dock LLP is a 50% owned joint venture.
- (xi) Protos 33 Limited is a 50% owned joint venture.

PEEL L&P HOLDINGS (UK) LIMITED

Notes to the Financial Statements *continued*

30. Related party transactions *continued*

(c) During the year to 31 March 2025, companies within Peel L&P Holdings (UK) Limited group have received services from related parties as follows:

Related party	Transaction	Relationship	Transactions in the year ended 31 March 2025 £'000	Balance at 31 March 2025 £'000	Transactions in the year ended 31 March 2024 £'000	Balance at 31 March 2024 £'000
Companies in the Peel Ports Holdings (CI) Limited group of companies	Services	See above (i)	6	11	571	11
Companies in the Peel Ports Holdings (CI) Limited group of companies (note 10)	Investment property addition	See above (i)	-	-	30,825	-
Companies in the Liverpool Airport Property Holdings Limited group of companies	Amount repayable	See above (ii)	-	150	-	-
Tokenhouse Investments Limited Staff Retirement Benefit Plan	Services	See above (v)	-	-	-	-
Transport for Greater Manchester	Services	See above (vi)	69	79	113	42
The Speke and Garston Coastal Reserve Management Company Limited	Services	See above (vii)	-	-	7	-
Trafford Golf Centre Limited	Services	See above (viii)	(21)	-	-	27
James Watt Dock LLP	Services	See above (x)	11	-	-	-
Protos 33 Limited	Services	See above (xi)	115	-	-	-
Total			180	240	31,516	80

31. Ultimate parent company

The ultimate parent company in the period to 31 March 2025 was Tokenhouse Limited, a company incorporated in the Isle of Man. Tokenhouse Limited is controlled by The Billown 1997 settlement, the ultimate controlling party.

The immediate parent company is Peel L&P Group Limited, a company incorporated in the Isle of Man.

The largest group of companies of which the company is a member, that produces consolidated accounts, is Peel Holdings Group Limited, a company incorporated in the Isle of Man. Its registered office is Ballaman Manor, Ballnahowe Road, Port Erin, Isle of Man, IM9 6SF.

The smallest group of companies of which the company is a member, that produces consolidated accounts, is Peel L&P Holdings (UK) Limited, a company incorporated in England & Wales. Its registered office is Venus Building, 1 Old Park Lane, Trafford City, Manchester, United Kingdom, M41 7HA.