

Peabody Capital PLC

Annual report and financial statements

For the year ended 31 March 2025

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DIRECTORS AND ADVISORS

DIRECTORS

Caroline Corby (appointed 1 April 2024)
Philip Day (appointed 2 September 2024)
Ian McDermott
Eustace Xavier (appointed 1 June 2025)
David Michael Hardy (resigned 31 May 2025)
Eamonn Hughes (resigned 30 June 2024)

SECRETARY

Sarah Cameron

REGISTERED OFFICE

45 Westminster Bridge Road
London
SE1 7JB

BANKER

Coutts & Co.
St Martins Office
440 Strand
London
WC2R 0QS

AUDITOR

KPMG LLP
20 Station Road
Cambridge
CB1 2JD

SOLICITOR

Trowers & Hamlins
3 Bunhill Row
London
EC1Y 8YZ

STRATEGIC REPORT

The Directors present their Strategic Report for the year ended 31 March 2025.

Principal activity and business review

The principal activity of Peabody Capital Plc (the Company) is to provide finance for the growth and development activities of Peabody Trust (Peabody) and its subsidiaries (the Group). The Company historically provided finance for development of new homes undertaken by The Governors of the Peabody Trust, renamed The George Peabody Donation Fund (GPDF), and its subsidiaries prior to a Group restructure which was completed in November 2016.

On 17 March 2011, the Company issued a fixed rate secured bond, denominated in sterling and maturing on 17 March 2043 (2043 Bond), of £200,000,000 to the Debt Capital Markets paying a fixed coupon of 5.25% payable in bi-annual instalments.

All funds raised have been on-lent initially to GPDF and then Peabody under a facility agreement (the Bond Loan Agreement) in place between the Company (the lender) and GPDF, subsequently Peabody (as borrower).

The Bond Loan Agreement contains a provision for the Company to recover from Peabody the difference between the interest payable to Bond investors and the interest receivable from amounts under the Bond Loan Agreement and investment income accrued during the year from permitted investments and bank deposits.

On 15 November 2024 S&P Global Ratings confirmed the rating on Peabody Trust of A- (negative outlook), however on 1 July 2025, S&P Global Ratings downgraded Peabody Trust rating to BBB+ (stable outlook). On 19 November 2024 Moody's confirmed the rating on Peabody Capital Plc as A (stable outlook). On 14 November 2024 Peabody Group including Peabody Capital Plc also secured a new rating from Fitch Ratings Ltd of A (stable outlook).

The Company has not carried on any business or activities other than those that are incidental to the financing of Peabody since incorporation.

The Company is a subsidiary of Peabody which exercises control over the affairs of the Company through the right to appoint and dismiss Board members.

Summary of key performance indicators

The Board of Directors (the Board) monitors the progress of the overall strategy and the individual strategic elements by reference to the non-financial indicators described below.

The Board monitors the Company's fulfilment of its obligations under the Bond Trust Deed which in turn ensures it is compliant with the Listing Rules, its commitments to Bond investors and its obligations under the Bond Loan Agreement.

Principal risks and uncertainties

Principal risks are regularly reviewed by the Group's Treasury team and reported to the Company's Board twice yearly. Key risks include the Company's inability to meet its obligations under 2043 Trust Deed and the inability of the Group to service the debt and repay the lender as the debt falls due.

STRATEGIC REPORT continued

Various security and contractual arrangements, as described in Notes 11 and 12 to these financial statements, are in place to mitigate this risk.

Management of this risk is controlled by:

- Monitoring the operating surplus of Peabody and how Peabody has performed against its business plan including stress testing and mitigation strategies and security headroom for future financing;
- Regular review of factors that may impact operating surplus(es) and taking corrective action to ensure there is no impact on Peabody's covenants; and
- Monitoring performance against Peabody's covenants.

The current inflationary environment and the implications of high interest rates continue to be monitored by the Peabody Board.

As part of this monitoring process the Directors' Report provides further information on Long Term Viability at page 12.

The Group has 10 key risks outlined in its Group Risk Register which are periodically reviewed by the Peabody Trust Board. These risks are set out in the Risk Management section of the Peabody Group's 2024/25 Annual Report and Accounts (Group Annual Report and Accounts).

Financial risk management objectives

The approach of the Board to financial risk management objectives and exposures has been set out in Notes 10 and 11 of these financial statements.

Sustainability statement

The Company, as a material subsidiary of the Group, aligns its activities and strategic priorities with those adopted by Peabody, including the Sustainability Strategy 2023-26.

The Group's sustainability strategy's core objectives are as follows:

- Net zero carbon in our day-to-day operations by 2030
- Reach minimum EPC C for rented homes by 2030
- Net zero carbon within our rented homes by 2050 (where practicable)
- Build green, healthy, and sustainable communities where residents and nature can thrive together
- Provide value-for-money for the organisation and residents

All subsidiaries continue to work towards meeting energy efficiency targets. All of Peabody's new homes in the Greater London area meet Greater London Authority environmental standards and meet the London Plan guidelines, which are set above minimum planning and building regulation requirements. In providing more new homes, Peabody is putting quality, safety, sustainability, and social purpose at the heart of everything we do. All our homes will need to be energy efficient, low carbon, innovative and sustainable to meet the changing needs of its communities. We undertook 672 retrofits to our homes this year and we are continuing to target EPC C for all homes by 2030.

STRATEGIC REPORT continued

Another example of a key initiative aligned with our aims can be seen in Thamesmead, where there is a commitment to Peabody's Living in the Landscape blueprint on how natural systems can - and will - change lives for the better.

Peabody is committed to environmental, social and governance (ESG) practice, and had an integral part in instigating the Sustainable Reporting Standard (SRS) and will continue to play a role in developing the SRS.

For the fourth consecutive year we have been accredited with the certified sustainability housing label (by Rittenwald) and Frontrunner status was achieved in all sections (environmental, social and governance dimensions).

The Company will continue to play a role in the development of appropriate reporting criteria to best demonstrate Peabody's positive impact on its communities.

On 14 November 2024 Peabody published its updated Sustainable Finance Framework (SFF). The objectives of the SFF are closely linked to the SRS and include:

- Renovating and retrofitting existing homes to improve EPC ratings to EPC C by 2030 and then net zero by 2050
- Improving energy efficiency and protecting as many people as possible from fuel poverty and high heating bills.
- Boosting access to electric charging points in Peabody neighbourhoods for both residents and employees. Peabody's aim is for all its vehicles to be electric by 2030.
- Placemaking and projects to improve green spaces and public realm, helping to make a positive difference for health and wellbeing.
- Continuing to build genuinely affordable homes for people in need.
- Projects to support residents and community partners delivering wide-ranging programmes aimed at children and young people.
- Providing dedicated personal support designed to prevent or alleviate unemployment and low pay amongst Peabody residents.
- A detailed programme to reduce carbon emissions and provide support for people living in Peabody neighbourhoods to do so.

Further information about Peabody's sustainability practices can be found in the Group Annual Report and Accounts, available online at the Group's website (www.peabodygroup.org.uk) and will shortly be published in Peabody's fifth SRS document.

Section 172 Statement

The Directors are aware of and acknowledge their responsibilities to promote the success of the Company in accordance with s172 of the Companies Act 2006. When fulfilling responsibilities in accordance with s172 the Directors have regard to what is in the best interests of the Company and what is in the best interests of the Group, including the matters set out in section 172(1)(a) to (f).

The Directors have engaged with investors, regulatory bodies and other partners as the key stakeholders of the Company when acting in a way they consider to be most likely to promote the success of the Company for the benefit of its sole member, Peabody. The Directors manage the principal risks facing the Company by engaging with and fostering a successful business relationship with these key stakeholders. This engagement has affected decision making by:

STRATEGIC REPORT continued

Investors – The Company reports regularly on its credit rating and on the performance of Peabody’s financial performance on which it is wholly reliant, issuing RNS statements, holding an annual investor roadshow and updating the investor section on the Peabody website.

Engagement outcomes on Peabody’s strategic, financial and non-financial plans are a key driver for decision making. Investment in non-core activity strategy and Treasury Management Policy are shaped and applied, further to investor and lender engagement. Financial reporting, management and controls are operated in accordance with standard practice and stakeholder expectations. The regular review of the Group’s governance structure by the Peabody Board ensures a robust governance framework.

Regulatory bodies – In addition to Peabody’s regular meetings with regulatory bodies, Peabody provides returns, surveys and notifications that reflect its plans and performance, covering areas such as projected development activity and financial health. Legal and regulatory compliance is viewed by the Directors as a key enabler of trust with the Company’s stakeholders and informs the decision-making process.

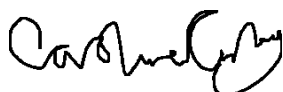
Other partners – As an early adopter of the SRS, Peabody worked with other leading housing associations, service providers and other organisations (as well as investors) to publish and promote the SRS, and Peabody continues to work with these partners and the Board for the SRS to develop reporting criteria. The Directors view sustainable practices and the ability to report on these practices as an essential tool in the decision-making process and to demonstrate Peabody’s positive impact on its communities, which is key to the long-term success of the Company and the Group.

The Directors consider the likely consequence of any decision in the long term in accordance with the strategic objectives of the Group and the Directors adopt the Group’s approach to ESG matters, consistent with the SRS.

By adopting the values and culture of the Group in the decision-making process the Directors are confident that the Company demonstrates positive engagement with stakeholders, a reputation for high standards of business conduct and its commitment to long term, sustainable success and accordingly Directors’ compliance with s172.

Further information about how the Company as a wholly owned subsidiary in the Group engages with partners and stakeholders can be found in the Group Annual Report and Accounts, available online at the Peabody Group’s website (www.peabodygroup.org.uk).

This report was approved by the Board on 10 September 2025 and signed on its behalf by



Caroline Corby
Director
15 September 2025

CORPORATE GOVERNANCE STATEMENT

The Company has a listed security in issue and complies with the applicable sections of the Disclosure and Transparency Rules, DTR 7.1 and DTR 7.2, of the Financial Conduct Authority (FCA) handbook.

The Company does not have a Premium Listing and is not required to comply with the UK Corporate Governance Code (the Code). The Company's corporate governance arrangements are reported by reference to relevant good practice including the National Housing Federation (NHF) Code of Governance published in November 2020 (the NHF Code) and adopted by Peabody from April 2021. During the year to 31 March 2025, Peabody and its principal subsidiaries (including the Company) applied the principles and provisions of the NHF Code. A detailed internal review undertaken in July 2025, confirmed that Peabody was substantially compliant with the NHF Code, noting two areas of explanation. Further information can be found in the Group Annual Report and Accounts, available online at the Peabody Group's website (www.peabodygroup.org.uk).

In fulfilling its obligations under the NHF Code, the Company follows good practice drawn from supporting guidance. A number of the provisions of the NHF Code mirror the equivalent provisions of the UK Corporate Governance Code.

The Peabody Board agreed to adopt the NHF Code of Conduct (2022 edition) in July 2022 and adhered to its provisions via the Peabody Code of Conduct.

All companies in the Group (including the Company) comply with equivalent provisions in the NHF Codes which relate to communications with stakeholders. The remuneration arrangements for housing associations differ from those of listed public companies (for example, the absence of share-based incentives). However, the Group complies with the provisions of the NHF Codes on board and executive pay.

The Board and its Directors

The Company is led by the Board. The appointment of the Directors is made pursuant to the Company's Articles of Association adopted on 20 December 2023.

Each Director is of equal standing. Owing to the size and nature of the Company, there is no appointed Chief Executive. There is also no distinction drawn between executive and non-executive Directors.

As the Board all have considerable experience within the social housing sector and are either a board member or executive officer of Peabody, the Company does not arrange any separate formal induction or training for new Company Directors. This arrangement is reviewed on an ongoing basis to consider its appropriateness when new Directors are appointed.

The Directors have the benefit of the Group's Directors' and officers' indemnity insurance policy.

The Board acknowledges that it is collectively responsible for the success of the Company by providing leadership, setting the Company's strategic aims, ensuring that the necessary financial and human resources are in place and reviewing management performance. In order to discharge these responsibilities, the Board meet as required during the year. At these meetings consideration is given to the activities of the Company.

There were three meetings during the year, two in September 2024 and one in November 2024, which were attended by all Board members with the exception of David Hardy who did not attend the November meeting and Eamonn Hughes who resigned on 30 June 2024. The Board meetings were also attended, as appropriate, by key members of Peabody's management team.

CORPORATE GOVERNANCE STATEMENT continued.

All Directors receive appropriate and timely information and briefing papers in advance of the Board meetings. Day-to-day management of the business of the Company is delegated to the Finance team in Peabody with appropriate oversight by the Board.

Peabody has a Nominations and Remuneration Committee that provides oversight on the appointment and remuneration of Directors and senior executives for the Group including the Company. The Company does not have a separate and dedicated Nominations and Remuneration Committee due to the size and nature of the Company.

The board of Peabody Trust (the Peabody Board) undertakes a formal annual evaluation of its performance and Directors are requested to comment on the operation and effectiveness of any committees and subsidiary boards (including the Company) of which they are members. The Directors ensure that the Board is structured in such a way that each member of the Board is able to bring different experiences and skills to the operation of the Company and encourages and supports each director to regularly update and refresh his/her skills and knowledge. This is reviewed by the Group Nominations and Remuneration Committee.

Internal control and risk management systems

The Peabody Board is accountable for its system of risk management and the internal control framework and for reviewing their effectiveness. The system of risks management and internal control is designed to monitor, manage and mitigate the risk of failing to achieve business objectives. It can only provide reasonable, not absolute assurance against material misstatement or loss. The system of risk management and internal control also exists to give reasonable assurance about the reliability of financial and operational information and the safeguarding of Peabody's assets, services and interests.

The Group Audit and Risk Committee (the Committee) provides oversight of the Group's system of risk management and internal control on behalf of the Peabody Board (as the parent company for the Peabody Group) and the Board and regularly reviews its effectiveness. The Group's arrangements in respect of the system of risk management and internal control cover the Company.

The Committee carries out the following functions required by DTR7.1.3R on behalf of the Board by:

- Monitoring the financial reporting process and the statutory audit of the Group's and the Company's Annual Report and Accounts; and
- Reviewing and monitoring the independence of the statutory auditor, considering the relationship with Peabody and its subsidiaries as part of its assessment.

The Risk Review process

During the year, the Peabody Board and the Committee focused on ensuring that a robust risk management framework was in place across the Group and kept the Group Risk Register and its mitigating controls under regular review. Further information on risk, internal audit, monitoring and controls is set out in the Group Annual Report and Accounts.

Internal Audit

The Group's internal audit function is outsourced to PricewaterhouseCoopers (PwC), which has been the outsourced provider for the Group since 1 April 2015. After a competitive tender PwC was re-engaged on 1 April 2024.

CORPORATE GOVERNANCE STATEMENT continued

The annual programme of internal audit work approved by the Committee seeks to address the key risks identified across the Group on a three-year cycle and includes a continuous auditing programme of core processes and follow-up on the auditor's recommended actions.

PwC completed the annual programme of work and presented the Committee with its annual conclusion in respect of the system of internal control for the year ended 31 March 2025 at its 17 July 2025 meeting.

Based on its internal audit work, PwC's conclusion noted the higher number of findings compared to the prior year but recognised that previously unaudited or riskier areas were audited and therefore PwC concluded that when considered in aggregate, the matters identified are not pervasive to Peabody's system of internal control.

Monitoring, control environment and control procedures

Managers are aware of the requirement to promptly report any suspected breach or weakness of controls via line management or in accordance with the whistleblowing policy, if necessary. The Group, including the Company, also operates a formal process of regular self-assessment of controls, designed to ensure potential risks and weaknesses in the control environment are escalated. An annual assurance report, which includes this self-assessment process and a statement from the Chief Executive, is considered and approved by the Committee which in turn recommends it for approval by the Peabody Board.

The Peabody Code of Conduct sets out Peabody's expectation of employees with regard to business practices, honesty and integrity. It is supported by a framework of policies and procedures which cover issues such as delegated authority, treasury management, and health and safety and these are kept under review.

Key health and safety issues are reported to the Executive led Health and Safety Committee, and reports on health and safety (including the outcome of specialist audits) are provided twice a year to the Peabody Board.

Information and financial reporting systems

The Group's long-term financial plan, financial performance and Key Performance Indicators (KPIs) linked to the Group's Strategy are monitored regularly by management and the Peabody Board to ensure that the business remains financially sound and that financial and non-financial targets are met. The Committee received regular reports during the year on the Group's information risks and data quality, and on compliance with data protection regulation.

Fraud, Anti-Money Laundering, Anti Bribery and Whistleblowing

Peabody has a Fraud Policy that covers the prevention, detection, investigation, and reporting of fraud, including remedial action if a fraud has occurred, to learn lessons and prevent a recurrence, and provides training to staff. The completion of biennial counter-fraud eLearning training is mandatory for all employees. The Committee receives regular updates in relation to fraud or attempted fraud, and the Peabody Board receives information at least annually. Peabody also has a Tenancy Fraud Strategy along with a dedicated tenancy fraud team, which provides reports to the Committee.

The Group has an Anti-Money Laundering Policy and staff appointed to Anti-Money Laundering roles. The completion of annual anti-money laundering training is mandatory for all employees. For employees working in regulated activities additional training is arranged periodically. Peabody values its reputation and is committed to maintaining the highest possible ethical standards in all its business activities. Peabody has a

CORPORATE GOVERNANCE STATEMENT continued

Whistleblowing Policy that encourages employees, volunteers and others to express any serious concerns regarding suspected misconduct or malpractice within the organisation.

The Peabody Code of Conduct makes it clear that the Group has zero tolerance for any form of bribery, and anti-bribery training is provided to all staff.

Key strategic risks

The key risks for the Company relate to its inability to meet its obligations under the 2043 Bond Trust Deed and the inability of Peabody to meet its obligations to the Company under the Bond Loan Agreement. These risks are highlighted in the Strategic Report and details of how they are managed are set out in Notes 11 and 12.

The risks are kept under review by the Committee as part of its oversight of the Group's funding and financing risks.

Internal Control Assurance Statement

The Board acknowledges its ultimate responsibility for ensuring that the Company has in place a system of internal control that is appropriate to the business environment in which it operates. This is designed to manage rather than eliminate the risk of failure to achieve business objectives and can only provide the Company with reasonable and not absolute assurance against material misstatement or loss.

The processes in place for identifying, evaluating, and managing the significant risks faced by the Company are on-going and have been in place throughout the period commencing 1 April 2024 up to the date of approval of the financial statements.

Key elements of the Group's system of risk management and internal control throughout the period included:

- Peabody Board approved terms of reference and delegated authorities for the Group's Committees;
- Review of legal and regulatory compliance annually to the Peabody Board;
- Clearly defined management responsibilities for the identification, evaluation and control of significant risks;
- Robust strategic and business planning processes, with detailed financial budgets and forecasts;
- Formal recruitment, retention, training and development policies for all employees;
- Formal board evaluation and appraisal procedures;
- An annual review of compliance with the NHF Code;
- Established authorisation and appraisal procedures for significant new initiatives and commitments;
- Committee approved internal audit plan and internal audit reporting at Committee meetings;
- Approval by the appropriate committee or board of key policies;
- Regular reporting to the Committee and Peabody Board of risk information;
- Health and safety key issues reporting to the Health and Safety Committee and to the Peabody Board;
- A detailed Group approach to treasury management;
- Regular updates and reporting by external auditors;
- Regular reporting to the appropriate committee on key business issues, objectives, targets and outcomes;
- Regular monitoring of loan covenants and requirements for loan facilities;
- Bi-annual self-assessment by Executive management of the effectiveness of key controls, with exceptions raised and actions identified for any controls deemed not fully effective;

CORPORATE GOVERNANCE STATEMENT continued

- Chief Executive's assurance to the Committee and the Peabody Board;
- Policies and arrangements to reduce the risk of fraud, bribery and money laundering;
- Reporting to the Committee of instances of fraud, whistleblowing, bribery and money laundering;
- Periodic review and assessment of compliance with the Regulator of Social Housing (RSH) regulatory standards; and
- Clearly defined responsibilities for compliance with the RSH regulatory standards.

The Group's arrangements in respect of the system of risk management and internal control cover the Company and are set out in detail in the Group Annual Report and Accounts.

The Peabody Board has delegated to the Committee the regular review of the effectiveness of the Group's system of internal control, whilst maintaining ultimate responsibility for the system of internal control.

The Committee reviewed the effectiveness of the system of internal control in existence across the Group (including the Company) for the period commencing 1 April 2024 up to the date of approval of the financial statements and the annual report of the internal auditor and reported to the Peabody Board that it found no significant weaknesses in the system of internal control.

THE DIRECTORS' REPORT

The Directors present their annual report and the financial statements for the Company for the year ended 31 March 2025.

The results for the year are set out in detail on pages 22 to 34.

Future developments

The Directors do not anticipate any change in the Company's principal activity.

Statement of going concern

The Company's business activities, its principal risks and uncertainties and factors likely to affect its future position are set out within the Strategic Report.

In order to settle its own financial obligations and meet the compliance requirements of its external borrowings the Company is dependent on the parent entity, Peabody Trust, generating sufficient cashflows to settle the payments of principal and interest on the onward loan of the funding which the Company raised. Forecasts are dependent on Peabody Trust having adequate resources to continue in business over the going concern assessment period. The Directors believe the Group has sufficient funding in place and expect the Group to be in compliance with its debt covenants even in severe but plausible downside scenarios.

The support available to the Company from the Peabody Group (the Group) gives reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. In addition, the Company and Peabody have a Moody's credit rating of A (stable outlook) and a Fitch Ratings Limited credit rating of A (stable outlook). On 1 July 2025 Peabody was downgraded by S&P Global Ratings from A- (negative outlook) to BBB+ (stable outlook).

Accordingly, the Directors consider it appropriate to adopt the going concern basis in preparing the financial statements and have identified no material uncertainties to the Company's ability to do so over a period of at least 12 months from the date of approval of the financial statements.

Consideration of going concern is further documented in note 2.3 of these financial statements.

Long-term viability

Taking account of the Company's current position and principal risks as set out in the Strategic Report, the Directors consider that the Company will be able to continue in operation and meet its liabilities as they fall due over the longer-term, up to five years.

This assessment of the Company only takes account of:

- The long-term nature of the Company's activity. The Company was established only to hold fixed rate secured debt and on-lend within the Group, with repayment due in 18 years; and
- The business plan for the Group which demonstrates the ability of Peabody to service the debt.

Directors and their interests

The Directors who have been appointed to serve the Company and held office throughout the year and up to the date of this report are stated on page 2.

THE DIRECTORS' REPORT continued

Eamonn Hughes, Philip Day and Ian McDermott were all senior executives of Peabody during the year. Their remuneration was in respect of their roles as Peabody Executives and is included in information provided in Peabody's financial statements.

In accordance with the Company's Articles of Association, none of its directors are required to retire. None of the Directors held any beneficial interest in the shares of the Company or its parent undertaking.

The Directors are covered by the Peabody Group's directors' and officers' indemnity insurance policy.

Directors' responsibilities

As explained more fully in their statement set out on page 15 – Statement of Directors' Responsibilities – the Directors are responsible for: the preparation of the financial statements including being satisfied that they give a true and fair view; such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error; assessing the 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 they either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities

Their objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or other irregularities, or error, and to issue their opinion in an auditor's report. Reasonable assurance is a high level of assurance but does not guarantee that an audit conducted in accordance with ISAs UK (International Standards on Auditing UK) will always detect a material misstatement when it exists.

Misstatements can arise from fraud, other irregularities or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

Dividends

No dividends have been proposed during the year (2024: £nil).

Auditor

Pursuant to section 487 of the Companies Act 2006 KPMG LLP was appointed as auditor of the Company for the financial year 2024-25.

In accordance with Section 489 of the Companies Act 2006, a resolution for the re-appointment of KPMG LLP as auditor of the Company is to be proposed at the forthcoming Annual General Meeting.

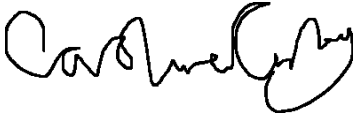
Those who held office at the date of approval of this Directors' Report confirm that, in so far as each of the Directors is aware:

- There is no relevant audit information of which the Company's auditor is unaware; and
- The Directors have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

Peabody Capital Plc
Year ended 31 March 2025

Company number 07495083

By Order of the Board

A handwritten signature in black ink, appearing to read 'Caroline Corby', written in a cursive style.

Caroline Corby
Director
15 September 2025

STATEMENT OF DIRECTORS' RESPONSIBILITIES IN RESPECT OF THE ANNUAL REPORT AND THE FINANCIAL STATEMENTS

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 they have elected to prepare the financial statements in accordance with UK 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 its profit or loss for that period. In preparing the financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and 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;
- assess the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

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 its financial statements comply with the Companies Act 2006. They are responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Company and to prevent and detect fraud and other irregularities.

Under applicable law and regulations, the directors are also responsible for preparing a Strategic Report, Directors' Report, and Corporate Governance Statement that complies with that law and those regulations.

Responsibility statement of the directors in respect of the annual financial report

We confirm that to the best of our knowledge:

- the financial statements, prepared in accordance with the applicable set of accounting standards, give a true and fair view of the assets, liabilities, financial position and profit or loss of the Company; and
- the strategic report includes a fair review of the development and performance of the business and the position of the issuer, together with a description of the principal risks and uncertainties that they face.

This report was approved by the Board and was signed on its behalf by



Chair
15 September 2025

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF PEABODY CAPITAL PLC

1 Our opinion is unmodified

We have audited the financial statements of Peabody Capital PLC ("the Company") for the year ended 31 March 2025 which comprise the Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Equity, and the related notes, including the accounting policies in note 2.

In our opinion the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 March 2025 and of its result for the year then ended;
- have been properly prepared in accordance with UK accounting standards, including FRS 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.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities are described below. We believe that the audit evidence we have obtained is a sufficient and appropriate basis for our opinion. Our audit opinion is consistent with our report to the audit committee.

We were first appointed as auditor by the directors on 30 April 2015. The period of total uninterrupted engagement is for the 11 financial years ended 31 March 2025. We have fulfilled our ethical responsibilities under, and we remain independent of the Company in accordance with, UK ethical requirements including the FRC Ethical Standard as applied to listed public interest entities. No non-audit services prohibited by that standard were provided.

2 Key audit matters: our assessment of risks of material misstatement

Key audit matters are those matters that, in our professional judgement, were of most significance in the audit of the financial statements and include the most significant assessed risks of material misstatement (whether or not due to fraud) identified by us, including those which had the greatest effect on: the overall audit strategy; the allocation of resources in the audit; and directing the efforts of the engagement team. We summarise below the key audit matter (unchanged from 2024) in arriving at our audit opinion above, together with our key audit procedures to address that matter and, as required for public interest entities, our results from those procedures. This matter was addressed, and our results are based on procedures undertaken, in the context of, and solely for the purpose of, our audit of the financial statements as a whole, and in forming our opinion thereon, and consequently are incidental to that opinion, and we do not provide a separate opinion on this matter.

Recoverability of Fixed Asset investment (Risk vs 2024: ◀▶)

Fixed Asset investment £206m (2024: £206m)

Refer to note 2 (accounting policy) and note 11 (financial disclosures).

The risk – low risk, high value

The Company's primary activity is to source investor financing by issuing bonds and onward lending this funding to its parent. The Company therefore has a significant fixed asset investment and the recoverability of this balance is inherently linked to the forecasted performance of the parent.

The carrying amount of the fixed asset investment balance represents 99.8% (2024: 99.8%) of the Company's total assets. Its/ recoverability is not at a high risk of significant misstatement or subject to significant

judgement. However, due to its materiality in the context of the Company financial statements, this is considered to be the area that had the greatest effect on our overall Company audit.

Our response

We performed the tests below rather than seeking to rely on any of the Company's controls because the nature of the balance is such that we would expect to obtain audit evidence primarily through the detailed procedures described.

Our procedures included:

- **Tests of detail:** Assessing, with reference to the parent's financial statements, whether it had have a positive net asset value and therefore coverage of the debt owed, as well as assessing whether the parent has historically been profit-making.
- **Evaluating ability of the parent to repay the receivable:** critically assessing the Company's assessment of the ability of the parent to meet its obligations to the Company by inspecting the financial statements and internally provided cash flow projections of the parent. This included evaluating the reasonableness of the key assumptions in those projections against our knowledge of the group and experience of the industry in which it operates.

Our results

We found the Company's assessment of the recoverability of the long-term debtor balance to be acceptable (2024 result: acceptable).

3 Our application of materiality and an overview of the scope of our audit

Materiality for the financial statements as a whole was set at £2,070k (2024: £2,070k), determined with reference to a benchmark of total assets, of which it represents 1% (2024: 1%).

In line with our audit methodology, our procedures on individual account balances and disclosures were performed to a lower threshold, performance materiality, so as to reduce to an acceptable level the risk that individually immaterial misstatements in individual account balances add up to a material amount across the financial statements as a whole.

Performance materiality was set at 75% (2024: 75%) of materiality for the financial statements as a whole, which equates to £1,550k (2024: £1,550k). We applied this percentage in our determination of performance materiality because we did not identify any factors indicating an elevated level of risk.

We agreed to report to the Audit Committee any corrected or uncorrected identified misstatements exceeding £103.5k, in addition to other identified misstatements that warranted reporting on qualitative grounds.

The scope of the audit work performed was fully substantive as we did not rely upon the Company's internal control over financial reporting.

Our audit of the Company was undertaken to the materiality level specified above and was performed by a single audit team.

4 Going concern

The directors have prepared the financial statements on the going concern basis as they do not intend to liquidate the Company or to cease its operations, and as they have concluded that the Company's financial position means that this is realistic. They have also concluded that there are no material uncertainties that

could have cast significant doubt over its ability to continue as a going concern for at least a year from the date of approval of the financial statements (“the going concern period”).

In our evaluation of the Directors’ conclusions, we considered the inherent risks to the Company’s business model and analysed how those risks might affect the Company’s financial resources or ability to continue operations over the going concern period. The risk that we considered most likely to adversely affect the Company’s available financial resources over this period was the parent’s inability to meet its obligations to the Company during the going concern assessment period, which would result in the inability of the Company to meet its own external debt obligations as they fall due.

Given the purpose of the Company, our procedures in relation to going concern are inherently linked with our key audit matter in relation to the recoverability of the long-term intercompany debtor. Our procedures on going concern also included:

- Inspecting internally provided cash flow projections over the going concern assessment period for the wider group and the level of available financial resources indicated by those financial projections to assess the ability of the parent to make scheduled repayments to the Company.
- Critically assessing the downside scenarios considered by the Directors against our understanding of the wider group and the sector in which it operates.
- Assessing whether those group projections included repayments of loan interest and principal in line with the Company’s external debt obligations; and
- Examining the parent’s financial statements, including the going concern disclosures and details of the group’s other credit facilities.

We assessed the completeness of the going concern disclosure.

Our conclusions based on this work:

- we consider that the directors’ use of the going concern basis of accounting in the preparation of the financial statements is appropriate;
- we have not identified, and concur with the directors’ assessment that there is not, a material uncertainty related to events or conditions that, individually or collectively, may cast significant doubt on the Company’s ability to continue as a going concern for the going concern period; and
- we found the going concern disclosure in note 2.3 to be acceptable.

However, as we cannot predict all future events or conditions and as subsequent events may result in outcomes that are inconsistent with judgements that were reasonable at the time they were made, the above conclusions are not a guarantee that the Company will continue in operation.

5 Fraud and breaches of laws and regulations – ability to detect

Identifying and responding to risks of material misstatement due to fraud

To identify risks of material misstatement due to fraud (“fraud risks”) we assessed events or conditions that could indicate an incentive or pressure to commit fraud or provide an opportunity to commit fraud. Our risk assessment procedures included:

- Enquiring of directors and the audit committee as to the Company’s high-level policies and procedures to prevent and detect fraud, as well as whether they have knowledge of any actual, suspected or alleged fraud.
- Reading the Board minutes.
- Using analytical procedures to identify any usual or unexpected relationships.

We communicated identified fraud risks throughout the audit team and remained alert to any indications of fraud throughout the audit.

As required by auditing standards we perform procedures to address the risk of management override of controls, in particular the risk that management may be in a position to make inappropriate accounting entries. On this audit we do not believe there is a fraud risk related to revenue recognition because there are no revenue transactions.

We did not identify any additional fraud risks.

We performed procedures including identifying journal entries and other adjustments to test based on risk criteria and comparing the identified entries to supporting documentation. These included journals, excluding bank interest and bank transfers, which do not relate to the accounting of bond interest and coupons, and their subsequent re-charging to the parent.

Identifying and responding to risks of material misstatement related to compliance with laws and regulations

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience, and through discussion with the directors and other management (as required by auditing standards) and from inspection of the Company's regulatory and legal correspondence; and discussed with the directors and other management the policies and procedures regarding compliance with laws and regulations.

As the Company is regulated, our assessment of risks involved gaining an understanding of the control environment including the entity's procedures for complying with regulatory requirements.

We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit.

The potential effect of these laws and regulations on the financial statements varies considerably.

Firstly, the Company is subject to laws and regulations that directly affect the financial statements including financial reporting legislation (including related companies legislation), distributable profits legislation, and taxation legislation and we assessed the extent of compliance with these laws and regulations as part of our procedures on the related financial statement items.

Whilst the Company is subject to many other laws and regulations, we did not identify any others where the consequences of non-compliance alone could have a material effect on amounts or disclosures in the financial statements.

Context of the ability of the audit to detect fraud or breaches of law or regulation

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it.

In addition, as with any audit, there remained a higher risk of non-detection of fraud, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. Our audit procedures are designed to detect material misstatement. We are not responsible for preventing non-compliance or fraud and cannot be expected to detect non-compliance with all laws and regulations.

6 We have nothing to report on the strategic report and the directors' report

The directors are responsible for the strategic report and the directors' report. Our opinion on the financial statements does not cover those reports and we do not express an audit opinion thereon.

Our responsibility is to read the strategic report and the directors' report and, in doing so, consider whether, based on our financial statements audit work, the information therein is materially misstated or inconsistent with the financial statements or our audit knowledge. Based solely on that work:

- we have not identified material misstatements in the strategic report and the directors' report;
- in our opinion the information given in those reports for the financial year is consistent with the financial statements; and
- in our opinion those reports have been prepared in accordance with the Companies Act 2006.

Corporate governance disclosures

Based solely on our work on the other information described above:

- with respect to the Corporate Governance Statement disclosures about internal control and risk management systems in relation to financial reporting processes:
 - we have not identified material misstatements therein; and
 - the information therein is consistent with the financial statements; and
 - in our opinion the Corporate Governance Statement has been prepared in accordance with relevant rules of the Disclosure Guidance and Transparency Rules of the Financial Conduct Authority.

We are also required to report to you if a corporate governance statement has not been prepared by the Company. We have nothing to report in these respects.

7 We have nothing to report on the other matters on which we are required to report by exception

Under the Companies Act 2006, we are required to report to you if, in our opinion:

- adequate accounting records have not been kept by the Company, or returns adequate for our audit have not been received from branches not visited by us; or
- the 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 these respects.

8 Respective responsibilities

Directors' responsibilities

As explained more fully in their statement set out on page 15, the directors are responsible for: the preparation of the financial statements including being satisfied that they give a true and fair view; such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error; assessing the 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 they either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities

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 our opinion in an auditor's report.

Reasonable assurance is a high level of assurance, but does not 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 aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

A fuller description of our responsibilities is provided on the FRC's website at www.frc.org.uk/auditorsresponsibilities.

9 The purpose of our audit work and to whom we owe our responsibilities

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.



Emma Larcombe (Senior Statutory Auditor)
for and on behalf of KPMG LLP, Statutory Auditor

Chartered Accountants

20 Station Road,

Cambridge,

CB1 2JD

15 September 2025

STATEMENT OF COMPREHENSIVE INCOME
For the year ended 31 March 2025

	Note	2025 £'000	2024 £'000
Administrative expenses	3	-	-
Interest receivable and similar income	4	10,500	10,500
Operating income before financing costs		10,500	10,500
Interest payable and similar charges	5	(10,500)	(10,500)
Surplus before taxation		-	-
Taxation	6	-	-
Total comprehensive income		-	-

The above relates wholly to continuing operations.

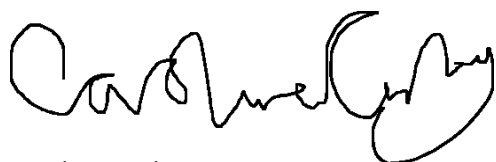
The accompanying notes form part of these financial statements.

STATEMENT OF FINANCIAL POSITION

	Note	2025 £'000	2024 £'000
Fixed assets			
Investments	7	205,888	206,128
Current assets			
Debtors	8	390	390
Cash at bank and in hand		49	49
		<u>439</u>	<u>439</u>
Creditors: amounts falling due within one year	9	(389)	(389)
Net current assets		50	50
Total assets less current liabilities		<u>205,938</u>	<u>206,178</u>
Creditors: amounts falling due after more than one year	10	(205,888)	(206,128)
Net assets		<u><u>50</u></u>	<u><u>50</u></u>
Capital and reserves			
Called-up share capital	13	50	50
Equity shareholder's funds		<u><u>50</u></u>	<u><u>50</u></u>

The accompanying notes form part of these financial statements.

The financial statements were approved by the Board on 10 September 2025 and were signed on 15 September 2025 on its behalf by:



Caroline Corby
Director

STATEMENT OF CHANGES IN EQUITY

	Called-up share capital	Profit and loss account	Total equity
	£'000	£'000	£'000
Balance at 1 April 2024	50	-	50
Total comprehensive income	-	-	-
Total other comprehensive income / (loss)	-	-	-
Total contributions by and distributions to owners	-	-	-
Balance as at 31 March 2025	<u>50</u>	<u>-</u>	<u>50</u>

	Called-up share capital	Profit and loss account	Total equity
	£'000	£'000	£'000
Balance at 1 April 2023	50	-	50
Total comprehensive income	-	-	-
Total other comprehensive income / (loss)	-	-	-
Total contributions by and distributions to owners	-	-	-
Balance as at 31 March 2024	<u>50</u>	<u>-</u>	<u>50</u>

The accompanying notes form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS

1. Legal status

Peabody Capital Plc is a public company limited by shares registered in England and Wales under the Companies Act 2006.

2. Accounting policies

2.1 Basis of preparation

The financial statements have been prepared in accordance with applicable United Kingdom accounting standards, including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (FRS 102).

The financial statements are presented in sterling (£).

The Company's ultimate parent undertaking, Peabody Trust, includes the Company in its consolidated financial statements. Financial statements of Peabody Trust are available from the Secretary at 45 Westminster Bridge Road, SE1 7JB.

The Company has applied the following exemptions available under FRS 102, that require:

- a statement of cash flows and related notes;
- related party transactions disclosures, and;
- key management personnel compensations disclosures.

The principal accounting policies adopted in the preparation of these financial statements are set out in the relevant notes to these financial statements. Accounting policies not specifically attributed to a note are set out below.

2.2 Judgements in applying accounting policies and key sources of estimation and uncertainty

There are no judgements or key sources of estimation uncertainty for the Company.

2.3 Going concern

The financial statements have been prepared on a going concern basis which the Directors consider to be appropriate for the following reasons.

In order to settle its own financial obligations and meet the compliance requirements of its external borrowings the Company is dependent on the parent entity, Peabody Trust, generating sufficient cashflows to settle the payments of principal and interest on the onward loan of the funding which the Company raised. Those forecasts are dependent on Peabody Trust having adequate resources to continue in business over the going concern assessment period.

NOTES TO THE FINANCIAL STATEMENTS continued

Accounting policies continued

In making this assessment the Directors have considered the impact the current inflationary environment has had on the Group's business plan. As well as considering the impact of a number of scenarios on the business plan the Group adopted a stress-testing framework to use four main types of sensitivity testing against the base plan. The stress testing impacts were measured against loan covenants and peak borrowing levels compared to agreed facilities, with potential mitigating actions identified to reduce expenditure.

The Directors, after reviewing the Group and Company budgets for 2024-25 and the Group's medium term financial position as detailed in the 30-year business plan, is of the opinion that, taking account of severe but plausible downsides, the Company will have sufficient funds to meet its liabilities as they fall due over the going concern assessment period. In order to reach this conclusion, the Directors have considered the following factors:

- The property market – budget and business plan scenarios have taken account of delays in handovers, lower numbers of property sales, reductions in sales values and potential conversion of market sale to social homes;
- Maintenance costs – budget and business plan scenarios have been modelled to take account of cost increases and delays in maintenance expenditure, with major works being phased into future years;
- Rent and service charge receivable – arrears and bad debts have been increased to allow for customer difficulties in making payments and budget and business plan scenarios to take account of potential future reductions in rents;
- Liquidity – the Group has maintained strong liquidity, with cash balances and unutilised loan facilities similar to the 31 March 2025 level for the next 12 months, which gives significant headroom for any cash flows that arise;
- The Group's ability to withstand other adverse scenarios such as higher interest rates and increases in the number of void properties.

The Directors believe the Group has sufficient funding in place and expect the Group to be in compliance with its debt covenants even in severe but plausible downside scenarios.

Consequently, the Directors are confident that the Company will have sufficient funds to continue to meet its liabilities as they fall due for at least 12 months from the date of approval of the financial statements and therefore have prepared the financial statements on a going concern basis.

2.4 Cash and cash equivalents

Cash and cash equivalents consist of cash at bank and in hand, deposits and short-term investments and overdrafts with right of set off.

NOTES TO THE FINANCIAL STATEMENTS continued

3. Administrative expenses

None of the Directors received any remuneration as directors from the Company during the period (2024: £nil). The Company has no directly employed personnel (2024: nil). Remuneration paid to Peabody's executive officers is disclosed in the Peabody financial statements.

Audit fees of £18,000 (2024: £13,300) and other administrative expenses are borne by Peabody Trust, the ultimate parent undertaking.

4. Interest receivable and similar income

Interest receivable is recognised as interest accrues, using the effective interest method (that is the rate that exactly discounts estimated future cash receipts through the expected life of the financial instrument to the net carrying amount of the financial asset).

	2025 £'000	2024 £'000
Interest receivable from ultimate parent entity	<u>10,500</u>	<u>10,500</u>

5. Interest payable and similar charges

Interest payable is charged to the Statement of Comprehensive Income together with any related amortisation charges.

	2025 £'000	2024 £'000
Interest payable on the 2043 Bond	<u>10,500</u>	<u>10,500</u>

All funds raised have been on-lent to Peabody under the Bond Loan Agreement.

NOTES TO THE FINANCIAL STATEMENTS continued

6. Taxation

The Company is liable for corporation tax. The charge for taxation is based on the surplus for the year and takes into account taxation deferred because of timing differences between the treatment of certain items for taxation and accounting purposes. Where possible, the Company will make donations under Gift Aid to mitigate corporation tax.

Deferred tax liabilities are recognised, without discounting, in respect of all timing differences which have arisen but not reversed by the reporting date. A deferred tax asset is only recognised on losses arising if management believe they will crystallise in the foreseeable future.

The results for the year do not give rise to a tax charge (2024: £nil).

7. Fixed asset investment

Financial assets are recognised when the Company becomes a party to the contractual provisions of the instrument. Financial assets are initially recognised at fair value adjusted by transaction costs. Amounts classed by the Company as financial assets are loans and receivables and cash.

A financial asset not carried at fair value through the Statement of Comprehensive Income is assessed at each reporting date to determine whether there is evidence that it is impaired. A financial asset is impaired if a loss event has occurred after the initial recognition of the asset, and that the loss event had a negative effect on the estimated future cash flows of that asset that can be estimated reliably.

An impairment loss in respect of a financial asset measured at amortised cost is calculated as the difference between its carrying amount and the present value of the estimated future cash flows discounted at the asset's original effective interest rate. For financial instruments measured at cost less impairment, an impairment is calculated as the difference between its carrying amount and the best estimate of the amount that the entity would receive for the asset if it were to be sold at the reporting date. Interest on the impaired asset continues to be recognised through the unwinding of the discount. Impairment losses are recognised in the Statement of Comprehensive Income. When a subsequent event causes the amount of impairment loss to decrease, the decrease in impairment loss is reversed through the Statement of Comprehensive Income.

	2025 £'000	2024 £'000
Loans due from ultimate parent entity	<u>205,888</u>	<u>206,128</u>

NOTES TO THE FINANCIAL STATEMENTS continued

7. Fixed asset investment continued

On 17 March 2011, the Company issued a fixed rate secured bond, denominated in Sterling, maturing on 17 March 2043 (2043 Bond) of £200,000,000 to the Debt Capital Markets paying a fixed coupon bi-annually of 5.25%.

Of the £200,000,000 raised, £150,000,000 was issued to external investors. The remaining £50,000,000 was initially issued to the Company's external treasury advisors for £nil consideration.

On 2 May 2013 the remaining £50,000,000 of 2043 Bond was sold to external investors. All funds raised have been on-lent to Peabody under the Bond Loan Agreement.

Loans to Peabody are considered to be fixed asset investments as they are intended for use on a continuing basis in the Company's activities. The Directors consider such loans to be held for the long-term over the life of the related debt.

The amounts stated above are all due in more than one year.

8. Debtors due in less than one year

Loans receivable, including concessionary loans, are measured initially at fair value net of transaction costs, and are measured subsequently at amortised cost using the effective interest method less any impairment. If the arrangement constitutes a financing transaction, for example if payment is deferred beyond normal business terms, then it is measured at the present value of future payments discounted at a market rate of interest for a similar debt instrument.

	2025	2024
	£'000	£'000
Interest receivable from ultimate parent entity	<u>390</u>	<u>390</u>

9. Creditors: amounts falling due within one year

Trade and other creditors are recognised initially at transaction price plus attributable transaction costs.

	Note	2025	2024
		£'000	£'000
Amounts due to 2043 Bond investors	11	<u>389</u>	<u>389</u>

Amounts owed to the 2043 Bond investors include accrued interest.

NOTES TO THE FINANCIAL STATEMENTS continued

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

	Note	2025 £'000	2024 £'000
Amounts due to 2043 Bond investors	11	<u>205,888</u>	<u>206,128</u>

Under the terms of the Bond Loan Agreement Peabody is committed to repay the 2043 Bond in full at maturity to enable the Company to reimburse the 2043 Bond investors.

Amounts owed to the 2043 Bond investors include accrued interest.

All amounts are due for repayment in more than 5 years.

11. Financial instruments

Borrowing

Interest-bearing borrowings, investments and short-term deposits are recognised initially at the present value of future payments discounted at a market rate of interest. Subsequent to initial recognition, interest-bearing borrowings are stated at amortised cost using the effective interest method.

Bank loans are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

Where loans and other financial instruments are redeemed during the year, any redemption penalty is recognised in the Statement of Comprehensive Income in the year in which redemption takes place.

The initial costs relating to raising finance are amortised over the period of the loan.

Where loans are linked to inflation, this is classified as a non-basic financial instrument and accounted for at fair value.

Non-utilisation fee

The Bond Loan Agreement exists between Peabody (as borrower) and Peabody Capital Plc and (as lender) in relation to the 2043 bond issue to facilitate the lending of proceeds from the bond into the Group. These arrangements contain a provision (non-utilisation fee) for the lender to recover from the borrower the difference between the interest payable to the 2043 Bond investors and the income realised by the lender Statement of Comprehensive Income. This income comprises the interest receivable from amounts on-lent to Peabody and investment income earned from permitted investments and bank deposits.

The Company's financial instruments comprise borrowings, loans receivable and cash and cash equivalents. The sole purpose of these financial instruments is to raise finance for the growth and development activities of Peabody.

NOTES TO THE FINANCIAL STATEMENTS continued

11. Financial instruments continued

The Company does not actively engage in the trading of financial assets for speculative purposes. The Company has not entered into any derivative contracts.

The Company's financial instruments are summarised as follows:

	2025	2024
	£'000	£'000
Financial assets:		
Classed as loans and receivables (amortised cost)		
Loans to ultimate parent undertaking	205,888	206,128
Debtors	390	390
Cash and cash equivalents	49	49
	206,327	206,567
	2025	2024
	£'000	£'000
Financial liabilities:		
Classed as other financial liabilities (amortised cost)		
Other creditors (accrued 2043 bond coupon – see Note 9)9	389	389
Other liabilities	205,888	206,128
	206,277	206,517

The most significant financial risks to which the Company is exposed are credit risk and liquidity risk. The Board's policy for managing the risks is summarised below.

Credit risk

The Company is dependent on receipt of funds from Peabody in order to meet its contractual obligations to the 2043 Bond investors. The credit risk is that Peabody, as the main counterparty, fails to reimburse the Company. The Directors consider the credit risk to be very low as Peabody is a business with a strong asset base that consistently generates a surplus and is supported by a regulator that has strong oversight and monitors the financial viability of the business. In addition, the Company and Peabody have a Moody's credit rating of A (stable outlook) and a Fitch Ratings Limited credit rating of A (stable outlook) and Peabody has a BBB+ (stable outlook) from S&P Global Ratings.

The credit risk for bank deposits and money market funds is considered negligible since the counterparties are reputable banks with high quality external credit ratings.

The maximum credit risk currently faced by the Company is £206,277,000 being the total amount of funds raised from external investors by the 2043 Bond issuance, and on lent to Peabody.

No impairment loss has been recorded in relation to the fixed asset investment.

NOTES TO THE FINANCIAL STATEMENTS continued

11. Financial instruments continued

Liquidity risk

Liquidity risk is the risk that the Company might be unable to meet its obligations. Expected cash flows from financial assets, in particular its cash resources and trade receivables, are used by the Directors in assessing and managing liquidity risk. The risk is managed via the Bond Loan Agreement into which the Company has entered with Peabody.

The repayment profile of the Company's gross undiscounted liabilities including interest is as follows:

	On demand £'000	Less than 12 months £'000	1 to 5 years £'000	More than 5 years £'000	Total £'000
2025					
Amounts due to 2043 Bond investors	-	10,500	42,000	336,500	389,000
2024					
Amounts due to 2043 Bond investors	-	10,500	42,000	347,000	399,500

Amounts due to 2043 Bond investors reflects the gross payments due on the amount of 2043 Bond that was issued to external investors.

Interest rate risk

The Company has no exposure to interest rate risk as all amounts owed to the external 2043 Bond investors are at a fixed rate of interest, as are the interest receivable amounts due from Peabody lent under the Bond Loan Agreement.

There are no other interest-bearing assets or liabilities.

The interest rate profile of the Company's financial liabilities is as follows:

	2025 £'000	2024 £'000
Fixed rate borrowings	<u>205,888</u>	<u>206,128</u>

The 2043 Bond pays a fixed rate of interest at 5.25%. The entire £200,000,000 2043 Bond has been issued therefore the Company has no available undrawn facilities.

NOTES TO THE FINANCIAL STATEMENTS continued

11. Financial instruments continued

Foreign currency risk

The Company has no foreign currency transactions. All of the Company's borrowings and coupon payments are denominated in Sterling.

12. Capital risk management

The Company's objective when managing capital is to safeguard its ability to continue as a going concern in order to provide returns for the 2043 Bond investors and benefits for other stakeholders. The risk of interruption of cash inflows to the Company (which are required to service and repay the debt) is low as these are ultimately receivable from Peabody which continues to generate a positive cash flow.

In order to maintain or adjust the capital structure, the Company may issue new shares or sell assets to reduce debt.

The Company monitors capital on the basis of the carrying amount of equity, fixed asset investments plus its cash and cash equivalents as presented on the face of the Statement of Financial Position. Capital for the reporting period under review is summarised as follows:

	2025	2024
	£'000	£'000
Fixed asset investment	205,888	206,128
Cash and cash equivalents	49	49
Equity	50	50
Total capital	<u>205,987</u>	<u>206,227</u>
Gearing ratio	<u>100%</u>	<u>100%</u>

The gearing ratio is calculated by dividing total debt by total capital in the Company.

The Company has honoured all its covenant obligations since the 2043 Bond issuance to the Debt Capital Markets on 17 March 2011. The Company's covenants are outlined in the Bond Loan Agreement and relate to the permitted business activities of the Company and Peabody and asset cover. Failure to comply with any covenant would lead to a default and security for the loan becoming immediately enforceable and the loan becoming immediately due and repayable.

The Company has complied with all externally imposed capital requirements during the year.

NOTES TO THE FINANCIAL STATEMENTS continued

13. Called up share capital

	2025	2024
	£'000	£'000
Authorised, allocated and issued		
50,000 ordinary shares of £1 each	50	50
	<hr/>	<hr/>
	2025	2024
	£'000	£'000
Fully paid		
50,000 ordinary shares of £1 each	50	50
	<hr/>	<hr/>

All shares rank pari passu in all regards.

14. Ultimate parent undertaking

The Company's ultimate parent undertaking is Peabody Trust. The Company's financial statements form part of Peabody's consolidated financial statements. Peabody is a charitable Community Benefit Society formed under the Co-operative and Community Benefit Societies Act 2014. Consolidated financial statements of Peabody Trust are available from the Company Secretary at 45 Westminster Bridge Road, London, SE1 7JB.

15. Related party transactions

Related party transactions include the Company's transactions with the parent entity, with fellow subsidiaries, associates, joint venture and compensation paid to key management personnel. Key management personnel are senior management team and board members. Compensation includes all employee benefits in exchange for services and consideration paid on behalf of Peabody in respect of goods or services provided to the entity.

The Company has taken advantage of the exemption permitted by FRS 102 – 'Related Party Disclosures' and does not disclose transactions with other wholly owned entities within the Group.

No related party transactions have been identified.