

# Commercial Mortgage Investments Designated Activity Company

## Annual Report and Audited Financial Statements for the financial year ended 30 September 2025

Registration Number: 536513  
Block 5 Irish Life Centre  
Abbey Street Lower  
Dublin  
Ireland

# Commercial Mortgage Investments Designated Activity Company

## Contents

Directors and other information .....	1
Directors' Report.....	2
Statement of Directors' Responsibilities.....	4
Independent Auditor's Report.....	5
Statement of Comprehensive Income.....	8
Statement of Financial Position.....	9
Statement of Changes in Equity.....	10
Statement of Cash Flows.....	11
Notes to the Financial Statements.....	12

# Directors and other information

## Directors

James Heron (Irish)

Stephen Innes (British) (resigned on 14 January 2025)

Saiuren Moodley (South African) (appointed on 14 January 2025)

## Company Secretary and Administrator

Apex IFS Limited ('AIL')

Second Floor

Block 5 Irish Life Centre

Abbey Street Lower

Dublin 1, D01 P767

Ireland

## Registered Office

Second Floor

Block 5 Irish Life Centre

Abbey Street Lower

Dublin 1, D01 P767

Ireland

## Trustee

Apex Group Fiduciary Services Limited ('AGFSL')

IFC 5

St Helier, JE1 1ST

Jersey

## Independent Non-Executive Director

Peter O'Leary (Irish)

## Investment Manager

M&G Investment Management Limited

10 Fenchurch Avenue

London, EC3M 5AG

United Kingdom

## Independent Auditor

Deloitte Ireland LLP

Chartered Accountants & Statutory Audit Firm

Deloitte & Touche House

29 Earlsfort Terrace

Dublin 2, D02 AY28

Ireland

## Legal Advisor

A&L Goodbody

International Financial Services Centre

North Wall Quay

Dublin 1, D01 H104

Ireland

## Banker

HSBC Bank plc

69 Pall Mall

London, SE1Y 5EY

United Kingdom

# Directors' Report

The Directors present their annual report and the audited financial statements of Commercial Mortgage Investments Designated Activity Company ('DAC') (the 'Company') for the financial year ended 30 September 2025.

## Incorporation

The Company is a company limited by shares incorporated in Ireland on 9 December 2013 with registration number 536513. The Company is a special purpose company and qualifies for the regime contained in Section 110 of the Irish Taxes Consolidation Act, 1997 (the 'TCA'). This provides that a qualifying company will be liable to corporation tax at the rate of 25% under Case III of Schedule D of the TCA, in respect of taxable profits. The principal activity of the Company is to purchase, invest in, originate or otherwise acquire a portfolio of participations in senior ranking loans secured by real estate located principally in the United Kingdom and/or Europe (the 'Portfolio Investment') and engage in certain related transactions.

## Principal activity and business review

On 30 January 2014, the Directors approved the transfer of the sole share of the Company from Goodbody Subscriber One Limited to AGFSL. On the same date, the Directors approved the application for the further allotment of 999 shares of £1 each from AGFSL. AGFSL holds its 1,000 ordinary shares of £1 each.

On 4 April 2014, the Directors approved the creation and issue by the Company of asset-backed securities of up to £1,000,000,000 due April 2029 (the 'Securities') pursuant to a trust deed entered into between the Company and AGFSL as trustee (the 'Trustee') under which the Company would, inter alia, constitute the Securities and would covenant to the Trustee for the benefit of the holders of the Securities to make payments due on the Securities.

The Company has raised finance by calling on the Security holders to pay further amounts in respect of the Securities (the 'Capital Amount') following issuance of the Securities, which would be used to fund the origination or acquisition of the Portfolio Investments.

The Securities constitute direct, secured, unconditional and limited recourse obligations. The return on the Securities to be received by the Security holders consists of all income and gains earned and received by the Company on the Portfolio Investments after deduction of all expenses of the Company. Such return is paid to the Security holders in the form of periodic return payments on the Securities on a quarterly basis.

## Key performance indicators

The Directors confirm that the key performance indicators disclosed below in the financial statements are those that are used to assess the performance of the Company.

During the financial year:

- the Company's fair value loss on financial assets at fair value through profit or loss ('FVTPL') amounted to €2,476,977 (2024: €2,566,539);
- the Company's fair value gain on financial liabilities at FVTPL issued amounted to €962,688 (2024: loss of €195,702); and
- the total interest income of the Company was €4,370,302 (2024: €5,766,317).

As at 30 September 2025:

- the fair value of the Company's financial assets at FVTPL was €38,317,671 (2024: €48,405,092);
- the fair value of the Company's financial liabilities at FVTPL and the fair value of the securities issued were €38,735,443 (2024: €49,519,395); and
- the total assets of the Company were €39,123,385 (2024: €49,762,198).

## Future developments

The Company does not intend to issue further securities in the forthcoming financial year. The management plans to terminate the company following the maturity/repayment of last loans.

## Financial risk management

The disclosures in relation to the Company's policies for financial risk management including market risk (including interest rate risk, currency risk and price risk), liquidity risk, credit risk and the nature of financial instruments used during the financial year to mitigate exposure to these risks, are shown in Note 13.

## Directors, secretary and their interests

The Directors and Company Secretary were as stated on page 1. On 14 January 2025, Stephen Innes resigned as Director of the Company and was replaced by Saiuren Moodley. The Directors and Company Secretary who held office at 30 September 2025 had no interest in the shares of the Company at that date or at any point during the financial year.

## Results and dividends

During the financial year, the Company made a profit after taxation of £2,000 (2024: £1,500). The Directors do not recommend the payment of a dividend.

## Commercial Mortgage Investments Designated Activity Company

# Directors' Report

### Going concern

The Company's financial statements for the financial year ended 30 September 2025 have been prepared on a basis other than that of a going concern. The Directors of the Company will seek to orderly wind-up the Company.

### Related party transactions

Related party transactions are disclosed in Note 15 of the financial statements.

### Employees

There were no employees of the Company during the financial year under review or during the prior financial year.

### Accounting records

The Directors have ensured that adequate accounting records are kept under Section 281 to 285 of the Companies Act 2014 and those sections have been complied with by outsourcing this function to a specialised provider of such services. To this end, the Directors have appointed the Corporate Services Provider, ALL, for this purpose. The accounting records of the Company are held at the registered office of the Company.

### Political donations

There have been no political donations during the financial year ended 30 September 2025 (2024: £nil).

### Research and development

The Company did not carry out any research and development during the financial year ended 30 September 2025 (2024: £nil).

### Subsequent events after the reporting date

Refer to Note 18 of the financial statements for details of the subsequent events after the financial year end.

### Independent Auditor

Deloitte Ireland LLP, Chartered Accountants & Statutory Audit Firm, have expressed their willingness to continue in office in accordance with Section 383(2) of the Companies Act 2014.

### Audit committee

The Board has an annual process to ensure that appropriate measures are taken to consider and address any shortcomings identified and measures recommended by the independent auditors. The performance, qualification and independence of the external auditors is also reviewed as part of this process. Given the contractual obligations on the Corporate Services Provider, the Board has concluded that there is currently no need for the Company to have a separate internal audit committee in order for the Board to perform effective monitoring and oversight of the internal control and risk management systems of the Company in relation to the financial reporting process.

### Directors' statement on relevant audit information

So far as the Directors are aware, there is no relevant audit information of which the Company's statutory auditor is unaware and the Directors have taken all the steps 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 statutory auditor is aware of that information.

On behalf of the Board of Directors



**Peter O'Leary**  
Director



**Saiuren Moodley**  
Director

19 March 2026

# Statement of Directors' Responsibilities

The Directors are responsible for preparing the Directors' report and the financial statements in accordance with the Companies Act 2014.

Irish company law requires the Directors to prepare financial statements for each financial year. Under the law, the Directors have elected to prepare the financial statements in accordance with International Financial Reporting Standards ('IFRS') as adopted by the European Union ('EU') and IFRS Interpretations Committee ('IFRS IC') interpretations as adopted by the EU and with those parts of the Companies Act 2014 applicable to companies reporting under IFRS.

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 assets, liabilities and financial position of the Company as at the financial year end date and of the profit or loss of the Company for the financial year and otherwise comply with the Companies Act 2014.

In preparing these financial statements, the Directors are required to:

- select suitable accounting policies for the Company's financial statements and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether the financial statements have been prepared in accordance with the applicable accounting standards; identify those standards, and note the effect and the reasons for any material departure from those standards; and
- prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Directors are responsible for ensuring that the Company keeps or causes to be kept adequate accounting records which correctly explain and record the transactions of the Company, enable at any time the assets, liabilities, financial position and profit or loss of the Company to be determined with reasonable accuracy, enable them to ensure that the financial statements and Directors' report comply with the Companies Act 2014 and enable the financial statements to be audited.

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 confirm that they have complied with the above requirements in preparing the financial statements.

## INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF COMMERCIAL MORTGAGE INVESTMENTS DAC

### Report on the audit of the financial statements

#### Opinion on the financial statements of Commercial Mortgage Investments DAC ("the company")

In our opinion the financial statements:

- give a true and fair view of the assets, liabilities and financial position of the company as at 30 September 2025 and of the profit for the financial year then ended; and
- have been properly prepared in accordance with the relevant financial reporting framework and, in particular, with the requirements of the Companies Act 2014.

The financial statements we have audited comprise:

- the Statement of Comprehensive Income;
- the Statement of Financial Positions;
- the Statement of Changes in Equity;
- the Cash Flow Statement; and
- the related notes 1 to 19, including material accounting policy information as set out in note 2.

The relevant financial reporting framework that has been applied in their preparation is the Companies Act 2014 and IFRS Accounting Standards as issued by the International Accounting Standards Board (IASB) and as adopted by the European Union ("the relevant financial reporting framework").

#### Basis for opinion

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

We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in Ireland, including the Ethical Standard issued by the Irish Auditing and Accounting Supervisory Authority, 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.

#### Emphasis of matter – Financial statements prepared on a basis other than that of going concern

In forming our opinion on the financial statements, which is not modified, we have considered the adequacy of the disclosure made in note 2 to the financial statements, which explains that the financial statements have been prepared on a basis other than that of a going concern.

#### Other information

The other information comprises the information included in the Annual Report and Audited Financial Statements, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the Annual Report and Audited Financial Statements. 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 audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. 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.

*Continued on next page/*

## INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF COMMERCIAL MORTGAGE INVESTMENTS DAC

### Responsibilities of directors

As explained more fully in the Statement of Directors' Responsibilities, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view and otherwise comply with the Companies Act 2014, 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 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 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 (Ireland) 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 IAASA's website at: <https://iaasa.ie/publications/description-of-the-auditors-responsibilities-for-the-audit-of-the-financial-statements>. This description forms part of our auditor's report.

### Report on other legal and regulatory requirements

#### Opinion on other matters prescribed by the Companies Act 2014

Based solely on the work undertaken in the course of the audit, we report that:

- We have obtained all the information and explanations which we consider necessary for the purposes of our audit.
- In our opinion the accounting records of the company were sufficient to permit the financial statements to be readily and properly audited.
- The financial statements are in agreement with the accounting records.
- In our opinion the information given in the directors' report is consistent with the financial statements.
- In our opinion, those parts of the directors' report specified for our review, which does not include sustainability reporting when required by Part 28 of the Companies Act 2014, have been prepared in accordance with the Companies Act 2014.

#### Matters on which we are required to report by exception

Based on the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report.

We have nothing to report in respect of the provisions in the Companies Act 2014 which require us to report to you if, in our opinion, the disclosures of directors' remuneration and transactions specified by law are not made.

*/Continued from previous page*

## INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF COMMERCIAL MORTGAGE INVESTMENTS DAC

### **Use of our report**

This report is made solely to the company's members, as a body, in accordance with Section 391 of the Companies Act 2014. 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.



Darren Griffin  
For and on behalf of Deloitte Ireland LLP  
Chartered Accountants and Statutory Audit Firm  
Deloitte & Touche House, 29 Earlsfort Terrace, Dublin 2

25 March 2026

# Financial Statements

For the financial year ended 30 September 2025

## Statement of Comprehensive Income

	Note	Financial year ended 30 September 2025 £	Financial year ended 30 September 2024 £
<b>Income</b>			
Interest income	3	4,370,302	5,766,317
Other income	4	46,645	63,527
		<b>4,416,947</b>	<b>5,829,844</b>
<b>Expenses</b>			
Interest expense	5	(2,295,579)	(2,691,531)
Other expenses	6	(605,644)	(373,842)
		<b>(2,901,223)</b>	<b>(3,065,373)</b>
<b>(Losses)/gains from financial instruments</b>			
Fair value loss on financial assets at FVTPL	8	(2,476,977)	(2,566,539)
Fair value gain/(loss) on financial liabilities at FVTPL	11	962,688	(195,702)
Foreign exchange gain/(loss)		565	(230)
		<b>(1,513,724)</b>	<b>(2,762,471)</b>
<b>Operating profit before tax</b>			
		<b>2,000</b>	<b>2,000</b>
Corporation tax	7	(500)	(500)
<b>Profit after tax for the financial year</b>			
		<b>1,500</b>	<b>1,500</b>
Other comprehensive income		-	-
<b>Total comprehensive income for the financial year</b>			
		<b>1,500</b>	<b>1,500</b>

The Company has no recognised gains and losses in the financial year other than those dealt with in the Statement of Comprehensive Income. All amounts relate to continuing operations.

## Commercial Mortgage Investments Designated Activity Company

## Financial Statements

For the financial year ended 30 September 2025

## Statement of Financial Position

	Note	As at 30 September 2025 £	As at 30 September 2024 £
<b>Financial assets</b>			
<b>Non current assets</b>			
Financial assets at FVTPL	8	38,317,671	48,405,092
		<b>38,317,671</b>	<b>48,405,092</b>
<b>Current assets</b>			
Interest income and other receivables	3,4	451,317	858,493
Cash and cash equivalents	9	354,397	498,613
		<b>805,714</b>	<b>1,357,106</b>
<b>Total assets</b>		<b>39,123,385</b>	<b>49,762,198</b>
<b>Financial liabilities</b>			
<b>Non current liabilities</b>			
Financial liabilities at FVTPL	11	38,735,943	49,519,395
		<b>38,735,943</b>	<b>49,519,395</b>
<b>Current liabilities</b>			
Other payables and accrued expenses	10	368,442	225,303
<b>Total liabilities</b>		<b>39,104,385</b>	<b>49,744,698</b>
<b>Equity</b>			
Share capital represented as equity	12	1,000	1,000
Retained earnings		18,000	16,500
<b>Total equity</b>		<b>19,000</b>	<b>17,500</b>
<b>Total liabilities and equity</b>		<b>39,123,385</b>	<b>49,762,198</b>

The financial statements were approved and authorised for issue by the Board of Directors on 19 March 2026 and were signed on its behalf by:

Peter O'Leary

Director



Saiuren Moodley

Director



Registration number: 536513

The notes on pages 12 to 24 form an integral part of these financial statements.

# Financial Statements

For the financial year ended 30 September 2025

## Statement of Changes in Equity

	Share capital £	Retained earnings £	Total £
<b>Balance at 30 September 2023</b>	1,000	15,000	16,000
Total comprehensive income for the financial year	-	1,500	1,500
<b>Balance at 30 September 2024</b>	<b>1,000</b>	<b>16,500</b>	<b>17,500</b>
Total comprehensive income for the financial year	-	1,500	1,500
<b>Balance at 30 September 2025</b>	<b>1,000</b>	<b>18,000</b>	<b>19,000</b>

The notes on pages 12 to 24 form an integral part of these financial statements.

# Financial Statements

For the financial year ended 30 September 2025

## Statement of Cash Flows

	Note	Financial year ended 30 September 2025 £	Financial year ended 30 September 2024 £
<b>Cash flows from operating activities</b>			
Total comprehensive income for the financial year		1,500	1,500
<b>Changes in working capital:</b>			
Decrease in receivables	3	407,176	73,116
Increase in other payables and accrued expenses	10	143,139	53,008
Payment in Kind ('PIK') interest	8	(2,104,915)	(2,764,749)
Upfront fee amortisation	3	(105,425)	(42,762)
Fair value loss on financial assets at FVTPL	8	2,476,977	2,566,539
Fair value gain/(loss) on financial liabilities at FVTPL	11	(962,688)	195,702
<b>Net cash (used in)/generated from operating activities</b>		<b>(144,236)</b>	<b>82,354</b>
<b>Cash flows from investing activities</b>			
Repayment of financial assets at FVTPL	8	9,820,784	5,380,964
<b>Net cash generated from investing activities</b>		<b>9,820,784</b>	<b>5,380,964</b>
<b>Cash flows from financing activities</b>			
Repayment of financial liabilities at FVTPL	11	(9,820,764)	(7,044,219)
<b>Net cash used in financing activities</b>		<b>(9,820,764)</b>	<b>(7,044,219)</b>
<b>Net decrease in cash and cash equivalents</b>		<b>(144,216)</b>	<b>(1,580,901)</b>
Cash and cash equivalents at beginning of the financial year		498,613	2,079,514
<b>Cash and cash equivalents at end of the financial year</b>	9	<b>354,397</b>	<b>498,613</b>
<b>Additional information</b>			
Interest received		3,821,612	4,865,062
Interest paid		2,295,579	2,691,531
<b>Reconciliation of movement of liabilities arising from financing liabilities</b>			
Financial liabilities at FVTPL at beginning of the financial year		49,519,395	56,367,912
Cash flows during the financial year		(9,820,764)	(7,044,219)
Fair value movement		(962,688)	195,702
<b>Financial liabilities at FVTPL at end of the financial year</b>		<b>38,735,943</b>	<b>49,519,395</b>

The notes on pages 12 to 24 form an integral part of these financial statements.

# Notes to the Financial Statements

For the financial year ended 30 September 2025

## 1 Background to the company

Commercial Mortgage Investments Designated Activity Company ('DAC') ('the Company') is a company limited by shares incorporated in Ireland on 9 December 2013 with registration number 536513. The Company is a special purpose company and qualifies for the regime contained in Section 110 of the Irish Tax Consolidation Act 1997 ('TCA'). This provides that a qualifying company will be liable to corporation tax at the rate of 25% under Case III of Schedule D of the TCA, in respect of taxable profits. The principal activity of the Company is to purchase, invest in, originate or otherwise acquire the Portfolio Investments and engage in certain related transactions.

On 4 April 2014, the Directors approved the creation and issue by the Company of asset-backed securities of up to £1,000,000,000 due April 2029 pursuant to the Trust Deed entered into between the Company and the Trustee under which the Company would, inter alia, constitute the Securities and would covenant to the Trustee for the benefit of the holders of the Securities to make payments due on the Securities.

The Company has raised finance by calling on the Security holders to pay further amounts in respect of the Securities following issuance of the Securities, which would be used to fund the origination or acquisition of the Portfolio Investments.

The Securities constitute direct, secured, unconditional and limited recourse obligations. The return on the Securities to be received by the Security holders consists of all income and gains earned and received by the Company on the Portfolio Investments after deduction of all expenses of the Company. Such return is paid to the Security holders in the form of periodic return payments on the Securities on a quarterly basis. The financial assets and liabilities are valued at fair value through profit or loss ('FVTPL').

The proceeds from Securities issuances are invested by the Company in a Portfolio of Investments secured by real estate located principally in the United Kingdom and Europe.

## 2 Material accounting policies

### Basis of preparation- other than of a going concern

The Company's financial statements have been prepared in accordance with International Financial Reporting Standards ('IFRS') as adopted by the European Union ('EU') and IFRS Interpretations Committee ('IFRS IC') interpretations as adopted by the EU and those parts of the Companies Act 2014 applicable to companies reporting under IFRS.

The Company's financial statements for the financial year ended 30 September 2025 have been prepared on a basis other than that of going concern. The principal accounting policies applied in the preparation of these financial statements are set out below.

The preparation of financial statements in conformity with IFRS requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Company's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the Company's financial statements are disclosed below.

### New accounting standards, amendments to existing accounting standards and/or interpretations of existing accounting standards (separately or together, 'new accounting requirements') adopted during the current financial year

The Directors have assessed the impact, or potential impact, of all new accounting requirements. In the opinion of the Directors, except for the implementation of the amendments to IAS 1, 'Classification of liabilities as Current or Non-Current and Non-Current Liabilities with Covenants' as referred to below, there are no other mandatory new accounting requirements applicable in the current financial year that had any actual or potential material effect on the reported performance, financial position, or disclosures of the Company. Consequently, no other mandatory new accounting requirements are listed.

### Classification of liabilities as Current or Non-current Liabilities with Covenants - Amendments to IAS 1, Presentation of Financial Statements - effective for accounting periods commencing on or after 1 January 2024)

Under existing IAS 1 requirements, entities classify a liability as current when they do not have an unconditional right to defer settlement for at least 12 months after the reporting date. The IASB has removed the requirement for a right to be unconditional and instead now requires that a right to defer settlement must exist at the reporting date and have substance:

# Notes to the Financial Statements

Similar to existing requirements in IAS 1, the classification of liabilities is unaffected by management's intentions or expectations about whether the entity will exercise its right to defer settlement or will choose to settle early. An entity will classify a liability as non-current if it has a right to defer settlement for at least 12 months after the reporting date. The right may be subject to an entity complying with conditions (covenants) specified in a loan arrangement. Covenants with which the entity must comply after the reporting date (ie future covenants) do not affect a liability's classification at that date. However, when non-current liabilities are subject to future covenants, entities will now need to disclose information to help users understand the risk that those liabilities could become repayable within 12 months after the reporting date.

## **Non-mandatory new accounting requirements not yet adopted**

The Company has not early adopted any new accounting requirements that are not mandatory. All non-mandatory new accounting requirements in issue are either not yet permitted to be adopted or, in the Directors' opinion, would have no material effect on the reported performance, financial position, or disclosures of the Company and consequently have neither been adopted, nor listed.

## **Use of estimates and judgements**

The preparation of financial statements in accordance with IFRS requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of income and expense during the financial year. Actual results could differ from those estimates.

## **Going concern**

The Company's financial statements for the financial year ended 30 September 2025 have been prepared on a basis other than that of a going concern. The Directors of the Company will seek to orderly wind-up the Company.

## **Offsetting financial instruments**

Financial assets and financial liabilities are offset and the net amount presented in the Statement of Financial Position when, and only when, the Company has a legal right to set off the amounts and intends either to settle on a net basis or to realise the asset and settle the liability simultaneously. The legally enforceable right must not be contingent on future events and must be enforceable in the normal course of business and in the event of default, insolvency or bankruptcy of the Company or the counterparty.

## **Foreign currency translation**

### **(i) Functional and presentation currency**

Items included in the financial statements are measured using the currency of the primary economic environment in which the Company operates. As all investments held by the Company and financing received by the Company are in Great British Pound Sterling ('GBP' or '£'), this is considered to be the functional and presentation currency of the Company.

### **(ii) Transactions and balances**

Foreign currency transactions are translated into GBP using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at financial year end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the Statement of Comprehensive Income.

All foreign currency exchange differences relating to monetary items, including cash and cash equivalents and investments at FVTPL, are recognised in the Statement of Comprehensive Income.

# Notes to the Financial Statements

## Financial assets and financial liabilities through profit or loss

### (i) Classification and measurement

The Company has classified its financial assets and financial liabilities at FVTPL. As the financial liabilities consist of the securities issued whose value derives entirely from the fair value of the financial assets, designating these at fair value avoids any accounting mismatch which may arise, and accurately reflects the natural economic offset that exists between the two.

Gains and losses arising from changes in the fair value of the financial assets through profit or loss category are included in the Statement of Comprehensive Income in the period in which they arise.

### (ii) Recognition and derecognition

Financial assets and financial liabilities are recognised when the Company becomes party to the contractual provisions of the instrument. Any transaction costs are accounted for in the Statement of Comprehensive Income. Purchases and sales of financial assets are recognised on the trade date, the date on which the Company commits to purchase or sell the financial asset. From the trade date, any gains and losses arising from changes in fair value of the financial assets or financial liabilities through profit or loss are recorded in Statement of Comprehensive Income.

The Company derecognises a financial asset only when the contractual rights to the cash flows from the asset expire; or it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another entity. Financial liabilities are derecognised when extinguished. Net realised gains and losses on the sale, transfer, discharge, cancellation or expiry of positions are determined using the first-in-first-out method and are included in the Statement of Comprehensive Income for the year in which they arise.

### (iii) Fair value estimation

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair values of financial instruments at FVTPL for which there is an active market are obtained from observable market prices. Where there is no active market in existence, the fair values are calculated by using valuation techniques. These include the use of recent arm's length transactions, referring to other instruments that are substantially the same and discounted cash flow analysis.

## Cash and cash equivalents

For the purposes of these financial statements, cash comprises cash on hand and demand deposits while cash equivalents are short term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to insignificant changes in value. Cash and cash equivalents are recognised initially at fair value and are subsequently measured at amortised cost. Given the nature of the cash and cash equivalents, however, their amortised cost is the same as their fair value.

## Interest income and interest expense

Interest income and interest expense on financial assets and financial liabilities are recognised in the Statement of Comprehensive Income as they accrue, using the Effective Interest Rate ('EIR') of the instrument calculated at FVTPL.

## Other income and expense

Other income and expense are recognised in the Statement of Comprehensive Income on an accrual basis.

## Upfront fees

Certain investments attract arrangement fees, frequently referred to as upfront fees, which are payable by the borrower to the Company upon execution of the loan. The upfront fee is deferred and amortised over the life of the loan using the EIR method.

## Trade and other receivables

Trade and other receivables are recognised initially at fair value plus transaction costs and are subsequently measured at amortised cost. Given the nature of receivables, however, and the short time involved between their origination and settlement, their amortised cost is the same as their fair value at the date of origination.

## Other payables and accrued expenses

Other payables and accrued expenses are recognised initially at fair value plus transaction costs and are subsequently measured at amortised cost. Given the nature of the payables and the short time involved between their origination and settlement, their amortised cost is the same as their fair value at the date of origination.

## Profit reserve amount

Profit reserve amount means £2,000 per annum.

## Taxation

Corporation tax is provided on taxable profits at current rates applicable to the Company's activities. The Company is an Irish tax resident Section 110 qualifying company and is therefore chargeable to corporation tax in Ireland at 25% of its income.

# Notes to the Financial Statements

The tax expense represents the sum of the tax currently payable. This is based on taxable profit for the period as calculated in accordance with Irish Tax Laws. Taxable profit may differ from profit before tax as reported in the Statement of Comprehensive Income because it excludes items of income or expense that are not taxable or deductible. The Company's liability for current tax is calculated using tax rates and laws that have been enacted or substantively enacted as at the reporting date.

## Share capital

Ordinary shares are not redeemable and are classified as equity. Ordinary shares entitle the holders to receive notice of, and vote at, any general meeting of the Company, to ordinary dividends as may be declared by the Directors from time to time and to participate in the winding up of the Company. No dividend shall exceed the amount recommended by the Directors. Dividends are recognised as a liability in the period in which they are approved. The shares forming the capital may be increased or reduced and be divided into such classes and issued with any special rights, privileges and conditions as set out in the Memorandum and Articles of Association of the Company.

## 3 Interest income

	Financial year ended 30 September 2025	Financial year ended 30 September 2024
	£	£
Interest income	3,821,612	4,865,062
Interest income receivable	447,291	858,493
Amortisation of upfront fees	105,425	42,762
	<b>4,374,328</b>	<b>5,766,317</b>

## 4 Other income

	Financial year ended 30 September 2025	Financial year ended 30 September 2024
	£	£
Breakage fee income	-	53,810
Commitment fee income	28,374	-
VAT receivables	4,603	-
VAT refund	-	5,679
Bank interest	13,668	4,038
	<b>46,645</b>	<b>63,527</b>

## 5 Interest expense

	Financial year ended 30 September 2025	Financial year ended 30 September 2024
	£	£
Periodic return paid*	<b>(2,295,579)</b>	<b>(2,691,531)</b>

\*Refer to Note 11 for further details on periodic return.

## 6 Other expenses

	Financial year ended 30 September 2025	Financial year ended 30 September 2024
	£	£
Investment management fees	(217,359)	(264,000)
Administration fees	(65,433)	(66,061)
Audit fees	(14,114)	(15,960)
Professional fees	(19,489)	(14,332)
Director fees	(7,839)	(10,177)
Bank charges	(2,179)	(2,007)
Agent fees	(1,448)	(1,305)
Liquidation expenses	(276,667)	-
Legal fees	(1,116)	-
	<b>(605,644)</b>	<b>(373,842)</b>

# Notes to the Financial Statements

The administration fee is payable to AIL in accordance with the Corporate Service Agreement.

The investment management fee is calculated at an annual rate of 0.40% (40bps) of the Capital Amount which has been invested in the Portfolio Investments (the 'Base Amount'). The Investment Manager ('IM') determines the investment management fee on each quarter day by applying the annual rate to the Base Amount on each day since the previous quarter day (or the period from the commencement date to the first quarter day to occur thereafter) and dividing by 365 (the 'Daily Amount'). The investment management fee due on a quarter day shall be the aggregate of the Daily Amounts since the previous quarter day.

The directors' remuneration during the financial year amounted to £7,839 (2024: £10,177).

Remuneration (including expenses) for all work carried out for the Company by the statutory audit firm has been approved in the table below. All amounts shown are excluding Value Added Tax ('VAT').

	Financial year ended 30 September 2025	Financial year ended 30 September 2024
	£	£
Statutory audit fees	14,306	15,900
Tax advisory services	10,744	10,752
Other assurance services	-	-
Other non audit services	-	-
	<b>25,050</b>	<b>26,652</b>

The auditor did not receive any other remuneration from the Company apart from the fees stated above during the financial year.

## 7 Corporation tax charge

	Financial year ended 30 September 2025	Financial year ended 30 September 2024
	£	£
Corporation tax based on profit for the financial year	500	500

A reconciliation between the current tax charge and the tax charge that would result from applying the standard rate of Irish corporation tax to the profit on ordinary activities is provided below:

	Financial year ended 30 September 2025	Financial year ended 30 September 2024
	£	£
<b>Factors affecting the current tax charge for the financial year</b>		
Profit on ordinary activities before taxation	2,000	2,000
Profit on ordinary activities multiplied by the standard rate of Irish corporation tax of 12.5% (2024: 12.5%)	250	250
Higher rate tax applicable under section 110 TCA, 1997	250	250
Total current tax charge for the financial year	<b>500</b>	<b>500</b>

The Company is a qualifying Company within the meaning of Section 110 of the Taxes Consolidation Act, 1997. As such, profits are chargeable to corporation tax under Case III of Schedule D at a rate of 25% but are computed in accordance with the provisions applicable to Case I of Schedule D.

The Irish Government enacted the Pillar Two income taxes legislation effective from 1 January 2024 where the Company is domiciled. Pillar Two is designed to ensure a global minimum effective tax rate of 15% for impacted multinational groups in every country in which they operate (the 'global minimum tax rules'). The threshold for application of the global minimum tax rules in Pillar Two is consolidated revenue of at least EUR 750 million in at least two of the four fiscal years preceding that fiscal year. As far as the Company is aware, the results of the Company are not included in the consolidated financial statements of any other entity. As such, as the revenue of the Company has not breached the EUR 750 million threshold in at least two of the four fiscal years preceding that fiscal year, the Company should not be within scope of the Pillar Two rules.

# Notes to the Financial Statements

## 8 Financial assets at FVTPL

	As at 30 September 2025 £	As at 30 September 2024 £
Opening balance	48,405,092	53,545,084
Repayment of financial assets at FVTPL	(9,820,784)	(5,380,964)
Capitalised PIK interest	2,104,915	2,764,749
Amortisation of upfront fees	105,425	42,762
Fair value loss on financial assets at FVTPL	(2,476,977)	(2,566,539)
Closing balance	<b>38,317,671</b>	<b>48,405,092</b>

The financial assets at FVTPL consist of a portfolio of participations in senior ranking loans secured by real estate located principally in the United Kingdom.

## 9 Cash and cash equivalents

	As at 30 September 2025 £	As at 30 September 2024 £
Cash at bank	<b>354,397</b>	<b>498,613</b>

## 10 Other payables and accrued expenses

	As at 30 September 2025 £	As at 30 September 2024 £
Accrued investment management fees	32,281	181,953
Accrued administration fees	20,478	23,261
Accrued audit fees	34,167	15,681
Accrued VAT fees	2,008	1,912
Liquidation fees	276,667	-
Accrued director fees	2,841	2,496
	<b>368,442</b>	<b>225,303</b>

## 11 Financial liabilities at FVTPL

	As at 30 September 2025 £	As at 30 September 2024 £
Opening balance	49,519,395	56,367,912
Repayment of financial liabilities at FVTPL	(9,820,764)	(7,044,219)
Fair value gain on financial liabilities at FVTPL	(962,688)	195,702
Closing balance	<b>38,735,943</b>	<b>49,519,395</b>

The return on each Security (the Periodic Return) in respect of any accrual period is an amount equal to all income and gains earned by the Company from or in respect of Portfolio Investments excluding principal repayments, less any losses suffered by the Company, less the sum of all operating expenses and costs.

# Notes to the Financial Statements

## 12 Share capital represented as equity

	As at 30 September 2025 £	As at 30 September 2024 £
Authorised:		
1,000 Ordinary Shares of £1 each	1,000	1,000
Issued:		
1,000 Ordinary Shares of £1 each	1	1

On 30 January 2014, the Directors approved the transfer of the sole share of the Company from Goodbody Subscriber One Limited to AGFSL. On the same date, the Directors approved the application for the further allotment of 999 shares of £1 each from AGFSL. AGFSL holds its 1,000 ordinary shares of £1 each.

## 13 Financial risk management

Financial risks are risks arising from financial instruments to which the Company is exposed during or at the end of the reporting year. The primary objectives of the financial risk management function are to establish risk limits, and then ensure that exposure to risks stays within these limits. Financial risk comprises of market risk (interest rate risk, currency risk and price risk), liquidity risk, credit risk and operational risk.

The IM attempts to gain the best and most consistent returns for the Company while managing risks via the following:

- A bottom-up approach, centered around a detailed evaluation of individual investments;
- Sourcing the majority of investments from the primary market where possible, due to both the pricing advantages and the superior information that is afforded to the investor, but also through strategic secondary investments where these offer attractive relative value; and
- A high deal rejection rate, resulting in robust and sensibly priced loans being included in the Company's portfolio. Portfolio management decisions are based on in-house credit assessment and instrument rating which is carried out by the IM's finance analysts.

The Company's IM:

- Has responsibility for the construction of client portfolios, and the day-to-day investment management of these portfolios in order to ensure that they remain in compliance with any investment restrictions;
- Is market facing and therefore able to judge the absolute and relative valuations of commercial mortgage loans, both in primary syndication and the secondary market; and
- Provides input into the investment committee process to ensure macro-economic and top-down sector views from outside the Real Estate finance team are fully reflected in the formulation of any credit rating.

The Company is subject to Investment Restrictions as per the Investment Management Agreement ('IMA'). The IM ensures adherence to the mandate guidance manual. This monitoring is on-going on a pre-trade basis and post-trade basis.

### (i) Market risk

Market risk embodies the potential for both losses and gains and includes interest rate risk, currency risk and price risk, which are discussed in detail under separate headings within this note.

The Company's exposure to market risk is that the market value of assets that the Company invests in and some liabilities will generally fluctuate with, among other things, general economic conditions, the condition of certain financial markets, international political events, developments or trends in any particular industry and the financial condition of the issuers of the loans.

The Company's market risk is managed on a daily basis by the IM as set out above in accordance with policies and procedures in place. The Company's overall market positions are reported to the Board of Directors on a quarterly basis.

Market risk arises mainly from uncertainty about future prices of financial instruments held. It represents the potential loss the Company might suffer through holding market positions in the face of price movements caused by factors specific to the individual investment or factors affecting all instruments traded in the market.

# Notes to the Financial Statements

## (a) Interest rate risk

Interest rate risk arises from the effects of fluctuations in the prevailing levels of market interest rates on the fair value of financial assets and financial liabilities and future cash flows. Changes in interest rates affect the Company's interest income, as a number of the Company's investments are floating rate loans.

The loans in the portfolio are floating rate loans, whereby a fixed basis point spread is paid over the prevailing reference rate, typically SONIA, reset on a quarterly basis. The total interest earned on investments will vary from time to time with changes in the underlying reference rate. The value of such investments is sensitive to movements in interest rates and also has sensitivity to changes in interest spreads.

The interest rate profile of the Company's financial assets and financial liabilities as at 30 September 2025 and as at 30 September 2024 are as follows:

<b>2025</b>				
	<b>Fixed rate</b>	<b>Floating rate</b>	<b>Non-interest bearing</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Financial assets at FVTPL	-	38,317,671	-	38,317,671
Interest income and other receivables	-	-	451,317	451,317
Cash and cash equivalents	-	354,397	-	354,397
	-	<b>38,672,068</b>	<b>451,317</b>	<b>39,123,385</b>
Financial liabilities at FVTPL	-	38,735,943	-	38,735,943
Other payables and accrued expenses	-	-	368,442	368,442
	-	<b>38,735,943</b>	<b>368,442</b>	<b>39,104,385</b>
Total interest sensitivity gap	-	<b>(63,875)</b>		
<b>2024</b>				
	<b>Fixed rate</b>	<b>Floating rate</b>	<b>Non-interest bearing</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Financial assets at FVTPL	-	48,405,092	-	48,405,092
Interest receivable	-	-	858,493	858,493
Cash and cash equivalents	-	498,613	-	498,613
	-	<b>48,903,705</b>	<b>858,493</b>	<b>49,762,198</b>
Financial liabilities at FVTPL	-	49,519,395	-	49,519,395
Other payables and accrued expenses	-	-	225,303	225,303
	-	<b>49,519,395</b>	<b>225,303</b>	<b>49,744,698</b>
Total interest sensitivity gap	-	<b>(615,690)</b>		

## Sensitivity analysis

As at 30 September 2025, had the base interest rate strengthened by 0.5% in relation to all holdings subject to interest with all other variables held constant, the financial expense on financial liabilities would have decreased by £319 (2024: decreased by £3,078). The interest rate sensitivity information is a relative estimate of risk and is not intended to be a precise and accurate number. The calculations are based on historic data. Future price movements and correlations between securities could vary significantly from those experienced in the past.

## (b) Currency risk

Currency risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates.

All of the assets acquired are matched as to principal and currency with the corresponding Securities. Any interest receivable and any interest payable on the investments and Securities are also matched as to currency. The Company has no material exposure to currency risk as at 30 September 2025.

# Notes to the Financial Statements

## (c) Price risk

Price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices (other than those arising from interest rate risk or currency risk), whether those changes are caused by factors specific to the individual financial instrument or its issuer, or factors affecting similar financial instruments traded in the market.

As the majority of the Company's financial instruments are valued at market prices, changes in market conditions will directly affect net investment income and the value of the Company. The IM assesses the merits and demerits of each loan in which it invests and clearly attempts to reduce the downside correlation to market levels and increase the upward correlation to market levels via positive asset selection – aiming to buy only when being compensated for the underlying risks of the financial instrument.

The Company held private loans which were predominantly valued via an internal model for the financial year ended 30 September 2025. The model uses discounted cash flows which are generated by the terms and conditions of the loan which are projected and discounted at a rate suitable for the duration and credit quality of the loan. Some of the loans are valued at par where this is deemed the most appropriate measure of fair value. The internal model is owned and run by the IM's Technical Valuation Department.

The IM will review the performance of the loans on an ongoing basis with an in-depth review performed every quarter. Loans that are deemed to either be in default or at risk of default, will be reviewed by internal committees with any recommended pricing impairments feeding through via a fair value committee. On a monthly basis, the relevant individuals within the investment teams will review the loan pricing to ensure it matches expectations and any potential impairment is captured.

## Sensitivity analysis

IFRS 7 requires disclosure of a sensitivity analysis for each type of market risk to which the entity is exposed at the reporting date, showing how profit or loss and equity would have been affected by changes in the relevant risk variable that were reasonably possible at that date.

A 0.5% increase/decrease in market prices will result in an increase/decrease in the fair value of the investment of £191,588 (2024: £242,025).

## (ii) Liquidity risk

Liquidity risk is risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash, thus the Company will not be able to meet its financial obligations as they fall due. The ability of the Company to meet its obligations under the Securities is dependent on the receipt of interest and principal from its portfolio of assets. There have been no liquidity issues experienced by the Company in respect of meeting its obligations to the Security holders. The Company did not default on any of its contractual commitments during the year.

The contractual undiscounted cash flows of all financial assets and financial liabilities by remaining contractual maturities as at 30 September 2025 and 30 September 2024 are as follows:

2025	Less than 3 months	3 to 12 months	1 to 5 years	Over 5 years	Total
	£	£	£	£	£
Financial assets at FVTPL	-	-	38,317,671	-	38,317,671
Interest income and other receivables	451,317	-	-	-	451,317
Cash and cash equivalents	354,397	-	-	-	354,397
	<b>805,714</b>	<b>-</b>	<b>38,317,671</b>	<b>-</b>	<b>39,123,385</b>
Financial liabilities at FVTPL	-	-	38,735,943	-	38,735,943
Other payables and accrued expenses	19,706	348,736	-	-	368,442
	<b>19,706</b>	<b>348,736</b>	<b>38,735,943</b>	<b>-</b>	<b>39,104,385</b>

# Notes to the Financial Statements

## 2024

	Less than 3 months	3 to 12 months	1 to 5 years	Over 5 years	Total
	£	£	£	£	£
Financial assets at FVTPL	-	-	48,405,092	-	48,405,092
Interest receivable	858,493	-	-	-	858,493
Cash and cash equivalents	498,613	-	-	-	498,613
	<b>1,357,106</b>	-	<b>48,405,092</b>	-	<b>49,762,198</b>
Financial liabilities at FVTPL	-	-	49,519,395	-	49,519,395
Other payables and accrued expenses	17,259	208,044	-	-	225,303
	<b>17,259</b>	<b>208,044</b>	<b>49,519,395</b>	-	<b>49,744,698</b>

### (iii) Credit risk

Credit risk is the risk that a counterparty will default on its contractual obligations resulting in financial loss to the Company. The Company relies upon the performance of the investments to enable the Company to meet its obligations under the Limited Recourse Securities.

All of the loans in the Portfolio Investments are denominated in GBP and secured on real estates principally located in the United Kingdom. The Company only participates in a limited number of Portfolio Investments. The unfavourable performance of a single Portfolio Investment may adversely affect the aggregate return of the Company.

When purchasing loans, the Company may also assume the credit risk associated with an agent bank or other financial intermediary administering principal and interest payments and crediting such to the Company as the holder of the loan interest. The IM balances the magnitude of these risks against the potential investment gain prior to entering into such investment.

As at 30 September 2025 and 30 September 2024, the counterparties of the financial assets had the following credit profile as rated by Standard & Poor's:

## 2025

Counterparties	Rating	%	Investment £
CBRE Loan Services Limited	Strong	70.36	26,957,791
Mount Street Mortgage Servicing Limited	Above average	29.64	11,359,880
		<b>100.00</b>	<b>38,317,671</b>

## 2024

Counterparties	Rating	%	Investment £
CBRE Loan Services Limited	Strong	57.01	27,072,187
Mount Street Mortgage Servicing Limited	Above average	23.89	11,347,368
Situs Asset Management Limited	Above average	19.10	9,985,537
		<b>100.00</b>	<b>48,405,092</b>

Cash and cash equivalents of the Company are held by HSBC Bank plc. As at 30 September 2025, the Standard & Poor's credit rating of HSBC Bank plc was A+ (2024: A+).

### (iv) Operational risk

Operational risk is the risk of direct or indirect loss arising from a wide variety of causes associated with the processes, technology and infrastructure supporting the Company's operations either internally within the Company or externally at the service providers for the Company and from external factors other than credit, market and liquidity risks such as those arising from legal and regulatory requirements and generally accepted standards of investment management behaviour.

## 14 Fair value estimation

IFRS 13 defines a fair value hierarchy that categorises into three levels the inputs to valuation techniques used to measure fair value. The fair value hierarchy gives the highest priority to quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1 inputs) and the lowest priority to unobservable inputs (Level 3 inputs).

# Notes to the Financial Statements

Level 1 - Inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;

Level 2 - Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly;

Level 3 - Inputs are unobservable inputs for the asset or liability.

Inputs are used in applying the various valuation techniques and broadly refer to the assumptions that market participants use to make valuation decisions, including assumptions about risk. Inputs may include price information, volatility statistics, specific and broad credit data, liquidity statistics, and other factors. A financial instrument's level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. However, the determination of what constitutes 'observable' requires significant judgment by the Company.

The Company considers observable data to be that market data which is readily available, regularly distributed or updated, reliable and verifiable, not proprietary, provided by multiple, independent sources that are actively involved in the relevant market. The categorisation of a financial instrument within the hierarchy is based upon the pricing transparency of the financial instrument and does not necessarily correspond to the Company's perceived risk inherent in such financial instrument. IFRS 13 requires its application to be applied prospectively.

The Company may hold investments that do not have a readily available external cash price or spread. Some of these holdings are valued at par where par is deemed the most appropriate measure of fair value by the IM's Data Management team and are classed as Level 3 investments. The pricing policy on such investments is reviewed regularly in line with the IM's Data Management team's guidelines. Other investments which are Fixed Rate loans are priced by the IM's Technical Valuation Department and are valued using matrix pricing, which is based on assessing the credit quality of the underlying borrower to derive a suitable discount rate relative to government securities of a comparable duration. Under matrix pricing, the debt securities are priced taking the credit spreads on comparable quoted public debt securities and applying these to the equivalent debt instruments factoring in a specified liquidity premium. The majority of the parameters used in this valuation technique are readily observable in the market and, therefore, are not subject to interpretation. These investments will be classed as Level 2 investments.

The Company's financial liabilities measured at fair value as at 30 September 2025 are classified as Level 3. These are detailed in Note 11 which includes a reconciliation of the movement in these liabilities during the financial year. These liabilities are classified as Level 3 as the value is determined by reference to the fair value of the associated financial assets through profit or loss.

For other assets and liabilities, cash is categorised as Level 1. Other receivables and payables are contractual amounts and obligations due to and by the Company and are categorised as Level 3.

Although the Company and the IM believe that its estimates of fair value are appropriate, the use of different assumptions could lead to different measures of fair value. For fair value measurements in Level 3, changing the assumptions used will have an impact in the Statement of Comprehensive Income and the total assets and total liabilities of the Company.

The following tables analyse within the fair value hierarchy the Company's financial assets measured at fair value as at 30 September 2025 and 30 September 2024.

## 2025

	Level 1 £	Level 2 £	Level 3 £	Total £
Financial assets at FVTPL	-	-	38,317,671	38,317,671
Interest receivable	-	451,317	-	451,317
Cash and cash equivalents	354,397	-	-	354,397
	<b>354,397</b>	<b>451,317</b>	<b>38,317,671</b>	<b>39,123,385</b>

## 2024

	Level 1 £	Level 2 £	Level 3 £	Total £
Financial assets at FVTPL	-	-	48,405,092	48,405,092
Interest receivable	-	858,493	-	858,493
Cash and cash equivalents	498,613	-	-	498,613
	<b>498,613</b>	<b>858,493</b>	<b>48,405,092</b>	<b>49,762,198</b>

# Notes to the Financial Statements

The table below details the movements on each of the above financial assets at FVTPL classified within Level 3 during the financial year.

	As at 30 September 2025 £	As at 30 September 2024 £
Opening balance	48,405,092	53,545,084
Capitalised PIK	2,104,915	2,764,749
Principal repayments	(9,820,784)	(5,380,964)
Balance at cost before fair value adjustments	<b>40,689,223</b>	<b>50,928,869</b>
Amortised upfront fees	105,425	42,762
Fair value loss on financial assets at FVTPL	(2,476,977)	(2,566,539)
Closing balance	<b>38,317,671</b>	<b>48,405,092</b>

The following tables analyse within the fair value hierarchy the Company's financial liabilities measured at fair value as at 30 September 2025 and 30 September 2024.

## 2025

	Level 1 £	Level 2 £	Level 3 £	Total £
Financial liabilities at FVTPL	-	-	38,735,943	38,735,943
Other payables and accrued expenses	-	368,442	-	368,442
	-	<b>368,442</b>	<b>38,735,943</b>	<b>39,104,385</b>

## 2024

	Level 1 £	Level 2 £	Level 3 £	Total £
Financial liabilities at FVTPL	-	-	49,519,395	49,519,395
Other payables and accrued expenses	-	225,303	-	225,303
	-	<b>225,303</b>	<b>49,519,395</b>	<b>49,744,698</b>

The table below details the movements on each of the above financial liabilities at FVTPL classified within Level 3 during the financial year.

	As at 30 September 2025 £	As at 30 September 2024 £
Opening balance	49,519,395	56,367,912
Principal repayments	(9,820,764)	(7,044,219)
Fair value movement on financial liabilities at FVTPL	(962,688)	195,702
Closing balance	<b>38,735,943</b>	<b>49,519,395</b>

There were no transfers in or out of Level 3 investments during the current or prior financial year.

### Sensitivity of Level 3 holdings to unobservable inputs

The Level 3 investments held by the Company are predominantly debt instruments valued internally by the IM. The Company does not invest in equities or subordinated debt.

### Priced at nil

Two investments are valued at nil following the sale of the property. No further proceeds are expected to be received.

### Senior floating rate par policy

Some debt instruments are valued at par and are monitored to ensure this represents fair value for these instruments. On a monthly basis these instruments are assessed to understand whether there is any evidence of market price movements, including impairment or any upcoming refinancing. The market value of these investments is £38,317,671 (2024: £44,449,016).

# Notes to the Financial Statements

## Recovery analysis

Some loans within the portfolio are valued using a recovery analysis methodology. These are loans secured against a shopping centre in the United Kingdom, where the value of the property has fallen significantly below the principal of the loans. The loans are valued by taking the latest independent Red Book valuation for the shopping centre, adjusting by changes to the MSCI Shopping Centre Capital Value Index since the last valuation and then dividing the resulting valuation by the principal to arrive at a current estimated recovery on the loan. The market value of these instruments is £nil (2024: £3,956,076).

## 15 Related party transactions

Stephen Innes was a Director of the Company and an employee of Apex Group Companies. On 14 January 2025, Stephen Innes resigned as Director of the Company and was replaced by Saiuren Moodley. Neither received any Director fee from the company. An administration fee is paid by the Company to AIL for services provided as disclosed in Note 6. The total administration fee for the financial year ended 30 September 2025 was £65,433 (2024: £66,061).

James Heron, a Director of the Company, and an employee of Prudential International Management Services Limited, an affiliate of M&G FA Limited and an indirect subsidiary of M&G plc. The total cost of investment management services for the year ended 30 September 2025 was £217,359 (2024: £264,000).

Peter O'Leary is a Director of the Company who provides independent directorship services to the Company. The total cost of director fees for the year ended 30 September 2025 was £7,839 (2024: £10,177).

In line with the IMA, the IM is also entitled to structuring fee which is levied at a rate of 50% of (i) any upfront, structuring or arrangement fees payable to the Company in connection with that Portfolio Investment and or (ii) the amount of the discount at which a Portfolio Investment is purchased. The total structuring fee for the financial year ended 30 September 2025 was £nil (2024: £nil).

## 16 Exchange rates

The following exchange rates were used to translate assets and liabilities into GBP.

	As at 30 September 2025	As at 30 September 2024
	£	£
EUR	0.8735	0.8319

## 17 Controlling party

The issued shares are held in trust by AGFSL under the terms of a declaration of trust dated 30 January 2014, under which the Trustees hold the benefit of the shares on trust for charitable purposes.

The Board of Directors has considered the issue as to who is the controlling party of the Company. It has been determined that the control of the day-to-day activities of the Company rests with the Board of Directors.

## 18 Subsequent events after the reporting date

### Distribution

Subsequent to the year end, the following distribution was made:

Date	£
30 October 2025	12,110,462

### Loan repayment

On 17 October 2025, there was a loan repayment with respect to Project Hammond amounting to £11,375,000.

There were no other subsequent events identified requiring adjustment or disclosure at the date of approval of these financial statements.

## 19 Approval of financial statements

The Directors approved the financial statements on 19 March 2026.

