



CHANNEL ISLANDS
PROPERTY FUND

**ANNUAL REPORT &
AUDITED CONSOLIDATED
FINANCIAL STATEMENTS**

For the year ended 30 September 2025







CHANNEL ISLANDS PROPERTY FUND

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For the year ended 30 September 2025

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BUSINESS AND FINANCIAL HIGHLIGHTS

For the year ended 30 September 2025

Net Asset Value
NAV per share (as
published on TISE)

84.2p

(30 September 2024: 83.4p)

Share Price (mid-price)
30 September

85p

(30 September 2024: 90p)

Net gain/(loss)
on financial assets
at fair value

£8.7m

(30 September 2024: -£2.1m)

Earnings/(loss)
per share

£0.06

(30 September 2024: -£0.01)

Annual dividend
per share

6.6p

(30 September 2024: 6.6p)

Total shareholder
return*

83%

(30 September 2024: 83%)

**Return through dividends received
and share price movement*





GENERAL INFORMATION

DIRECTORS

Shelagh Mason
Steve Le Page
Paul Le Marquand
Paul Turner
Elizabeth ("Libby") Burne (appointed 4 November 2025)

REGISTERED OFFICE

PO Box 656
East Wing
Trafalgar Court
Les Banques
St Peter Port
Guernsey
Channel Islands
GY1 3PP

INVESTMENT MANAGER

Ravenscroft Corporate Finance Limited
PO Box 222
20 New Street
St Peter Port
Guernsey
Channel Islands
GY1 4JG

ADMINISTRATOR AND SECRETARY

Aztec Financial Services (Guernsey) Limited
PO Box 656
East Wing
Trafalgar Court
Les Banques
St Peter Port
Guernsey
Channel Islands
GY1 3PP

REGISTRAR

MUFG Corporate Markets (Guernsey) Limited
(formerly Link Market Services (Guernsey) Limited)
Mont Crevelt House
Bulwer Avenue
St Sampsons
Guernsey
Channel Islands
GY2 4LH

PRINCIPAL BANKERS

Royal Bank of Scotland International Limited
PO Box 62
Royal Bank Place
1 Gategny Esplanade
St Peter Port
Guernsey
Channel Islands
GY1 4BQ

INDEPENDENT AUDITOR

PricewaterhouseCoopers CI LLP
PO Box 321
Royal Bank Place
1 Gategny Esplanade
St Peter Port
Guernsey
Channel Islands
GY1 4ND

PROPERTY ASSET MANAGER

D2 Real Estate (Jersey) Limited
4th Floor
Conway House
7-9 Conway Street
St Helier
Jersey
Channel Islands
JE2 3NT

INDEPENDENT VALUER

Montagu Evans LLP
70 St Mary Axe
London
United Kingdom
EC3A 8BE

MARKET MAKER

Titan Wealth (CI) Limited
(formerly Ravenscroft (CI) Limited)
PO Box 222
20 New Street
St Peter Port
Guernsey
Channel Islands
GY1 4JG



Channel Islands Property Fund Limited (the “Company” or “CIPF” and together with its subsidiaries the “Group”) is an Authorised Closed-Ended Collective Investment Scheme regulated by the Guernsey Financial Services Commission under the Protection of Investors (Bailiwick of Guernsey) Law, 2020, as amended, and the Authorised Closed-Ended Investment Scheme Rules, 2021. A total of 153,642,798 (2024: 159,892,798) ordinary shares were admitted to the Official List of The International Stock Exchange (“TISE”) as at 30 September 2025.

Date Admitted	Shares Issued/(Cancelled)	Total Shares in Issue
17 November 2010	26,225,000	26,225,000
19 July 2013	8,000,000	34,225,000
8 August 2014	41,775,000	76,000,000
12 May 2015	14,000,000	90,000,000
16 September 2016	45,000,000	135,000,000
11 August 2017	13,500,000	148,500,000
19 December 2017	11,392,798	159,892,798
28 March 2025	(6,250,000)	153,642,798

During the year, the Board authorised a buyback scheme of 6.25 million shares at a price of 80p per share. Following the completion and settlement of the buyback, these shares were cancelled and the Company’s total outstanding shares reduced to 153,642,798.

A Special Resolution was passed by the members of the Company at an EGM held on 28 September 2018, that the term of the Company be extended indefinitely, subject to the ability for shareholders who together hold at least 15% in number of the shares in the Company, to place a continuation vote on the agenda of the 2023 Annual General Meeting (“AGM”) and each AGM falling on every fifth anniversary thereafter, to be voted on as an Ordinary Resolution. The 2023 AGM was held on 2 March 2023 and no such request from shareholders for a continuation vote was received. Therefore, the next scheduled continuation vote will be at the 2028 AGM, subject to such a request from shareholders.

INVESTMENT OBJECTIVE & POLICY

The Company has been established with the objective of providing an investment opportunity that aims to provide shareholders with a total return from a combination of capital growth and an appropriate dividend policy through the acquisition and active asset management of commercial property predominantly in the Channel Islands. Target properties are intended to be fully or partially let and provide a core income which may offer opportunities to add value through active asset management across all sectors of the property market.

There are no geographical or other limitations or restrictions to which investment by the Company is subject. The Company may invest in derivatives, investments, funds, and companies owning property and financial indices which are property related including, but not limited to, property development.



CHAIRMAN'S STATEMENT

For the year ended 30 September 2025



Shelagh Mason

Chairman

I am pleased to present the Annual Report for the year ended 30 September 2025, which will be my last Chairman's Statement after 10 years as Chair of the Company as I step down at the end of 2025. It is pleasing to note a period of resilience and selective growth for the Company, despite continued macroeconomic uncertainty and fundamental changes in global office markets.

The UK commercial property sector remains cautious; however, the forecast outlook has brightened somewhat compared with last year. The Bank of England has lowered the base rate to 3.75% with expectations of further reductions in the next 6 months. Lower borrowing costs should support valuations and liquidity although inflationary pressures linked to government spending and wage growth remain as risks. Gilt rates had increased in recent months but have now fallen following the recent UK budget.

Unlike the UK, the Crown Dependencies continue to benefit from structural advantages in the form of long leases with upward only rent reviews, favourable supply and demand dynamics and a limited remote working culture which underpins income stability. Nevertheless, the lack of investment transactions and therefore evidence, continues to constrain valuers, keeping yields conservative despite improving sentiment.

The asset management work and rent reviews completed during the year, together with improving future rental forecasts has resulted in an increase in the value of the portfolio by 2.8%, (£6.4 million) on a like for like special assumption basis (see note 24) for the first time since the wider market fell into a cyclical downturn in 2022.

The net asset value per share at the year-end increased by 2.8p compared with the previous quarter.

The Company's debt expires in June 2027 and accordingly it will be necessary to seek a new loan ahead of this time. The Board is currently reviewing options and has noted that currently both banks and non-banks, are offering very competitive terms and there is a significant weight of money looking to be invested.

As a result, margins have reduced for loans for high quality real estate, and this may present an opportune moment for the Company to contemplate an early refinance to take advantage of these circumstances.

The fixed loan hedging instruments which have kept the Company's loan repayments at low levels since 2022, supporting dividend payments throughout a period of increasing borrowing rates, have a value which could also contribute to reduce the cost of a new loan.

Despite relatively favourable financing conditions at present, it is inevitable that the Company will pay more interest on its new loan than it has had to do in the previous 4 years and as a result the Board has an increasing focus on controlling operational costs where practicable to ensure that the impact on shareholders is minimal, whilst not compromising on the quality of provision of essential services.

While geopolitical uncertainty persists, including the implications of global trade realignment and defence spending priorities the Board believes that the Company is well positioned.



CHAIRMAN'S STATEMENT (CONTINUED)

For the year ended 30 September 2025

The portfolio's defensive characteristics, low vacancy rates, moderate loan to value and strong tenant covenants on long leases, which have stood the Company in good stead through the recent years of uncertainty, provide resilience and scope for rental growth and active asset management.

We anticipate that as interest rates continue to plateau and liquidity returns to the markets, valuations will recover. The scarcity of prime office space in Guernsey and Jersey combined with improving investor sentiment, suggest that the Channel Islands may remain ahead of the UK recovery curve.

As part of the Board's planned succession process, I will be stepping down as Chairman on 31 December 2025. In preparation for this transition, the Board has been actively progressing a recruitment process to appoint a new permanent Chair. The Board were hopeful that the process would have been completed by the end of 2025 but given the importance of the position to the Company the appointment has not yet been made. This being the case I am pleased to confirm that Libby Burne, who has already joined the Board as part of our succession planning, has agreed to step into the role of Interim Chair while this process continues. Steve le Page, who has indicated he will not seek re-election at the February 2026 AGM, will continue as Chair of the Audit Committee until that time. This will ensure a smooth transition and excellent stewardship in the interim period.

Finally, I would like to thank all of our shareholders for their support during my tenure and their continued support for the fund.

Shelagh Mason

Chairman

23 December 2025



INVESTMENT MANAGER'S REPORT

For the year ended 30 September 2025

The Investment Manager in conjunction with D2 Real Estate ("D2RE") and the Board has successfully concluded a number of planned initiatives during the course of the last 12 months which have contributed to an increasing valuation of the portfolio at the year end.

Two properties were disposed of in the year; Fort Anne in the Isle of Man, which was sold to the occupier, Döhle Shipping, and 17-18 Esplanade, St Helier, which was acquired by an owner occupier. The proceeds of the sales were applied to reducing the bank debt by £14.0 million and completing a share buyback of 6.25 million shares at 80p per share, representing a small discount to the prevailing NAV at the time.

The portfolio now comprises 10 properties: 5 in Guernsey, 3 in Jersey and 2 in the Isle of Man. The total floor area is 443,038 sq.ft. Contracted rent at the year-end was £16.6 million which is an average rent per square foot (including car parking) of £37.38 per sq.ft. There continues to be a disparity between prime rentals in the Channel Islands (c.£45 per sq.ft.) and Isle of Man (c.£28 per sq.ft.).

There are 27 tenants (three of whom have space in both Guernsey and Jersey) the majority of which are financial services related occupiers.

Rent collection remains consistent with previous years at 100% and the average length of lease in the portfolio to expiry was 9.81 years at the year end.

During the financial year, new lettings were agreed with Praxis (Regency Court) and MDJ Partnership (Royal Chambers). There is one vacancy at the top floor of Regency Court as a result of the relocation of Butterfield Bank to Martello Court, Admiral Park at lease expiry in May 2025. This space totals 14,316 sq.ft. and represents 3.2% of the total portfolio floorspace.

Heads of Terms are being negotiated with a potential occupier for part of this space and there is interest from another party for the whole floor.

The remainder of the portfolio is stable with no lease events in 2026 although there are 16 rent reviews in the year ahead.

In a wider market context, the Channel Islands, and particularly St Helier, continues to experience strong rental growth.

Medium term inflationary pressure in the construction industry for materials and labour costs combined with higher interest rates have sharply reduced both refurbishments of existing stock and new developments. Prime office vacancy rates in St Helier currently stand at 1.7%, with total office stock vacancy at 4.7%.

Supply of available office space is declining at a time when tenant demand is strong due to M&A activity, organic expansion and existing leases expiring. As a consequence, rents have increased sharply in the last 12 months with the new benchmark for refurbished space starting at around £40.00 per sq.ft.

D2RE estimates that there is approximately 165,000 sq.ft. of current occupier requirements seeking space within the next two years.

In St Peter Port, there is also a scarcity of available prime office stock although with a reduced level of demand following the letting of 66,000 sq.ft. at Plaza House. This lack of supply is likely to increase rental levels as tenants compete to secure space.

In the Isle of Man, developer Tevir, has submitted a planning application for a mixed-use development at Villiers Square which will include 80,000 sq.ft. of Grade A office space, retail, an 80-bed hotel and public amenity space. It is understood that asking rents for the office space is around £28.00 per sq.ft.

The current portfolio is well positioned to take advantage of a market recovery as interest rates fall, transactional volumes increase providing pricing stability and market sentiment improves for properties let to good covenants on long leases in locations where there is a clear path to rental growth and strong occupier demand.

The focus of the Investment Manager in the next 12 months will be to progress the asset management initiatives to grow contracted rent, reduce voids and increase average lease lengths in the portfolio.

Ravenscroft Corporate Finance Limited

23 December 2025

BOARD OF DIRECTORS

For the year ended 30 September 2025



Shelagh Mason (Chairman)

Appointed to the Board 14 October 2010

Mrs. Shelagh Mason is a solicitor specialising in English commercial property, who retired as a consultant with Collas Crill LLP on 31 October 2020. She is also non-executive chairman of Riverside Capital PCC and holds non-executive positions with two further London listed companies; Ruffer Investment Company Limited and Starwood European Real Estate Finance Limited.

Previously Mrs. Mason was a member of the board of directors of Skipton International Limited, a Guernsey licensed bank, for six years until June 2025 and was a member of the board of directors of Standard Life Investments Property Income Trust, a property fund listed on the London Stock Exchange, for 10 years

until December 2014. She retired from the board of Medix Fund Limited, a main market listed investment company investing in primary healthcare facilities, in 2017 after 10 years on the board and from FTSE 250 company The Renewables Infrastructure Group in February 2022.

She is a past chairman of the Guernsey Branch of the Institute of Directors, and she also holds the IOD Company Direction Certificate and Diploma with distinction. Mrs. Mason is a resident of Guernsey. As already announced, Mrs. Mason will be standing down from the Board on 31 December 2025.



Steve Le Page (Audit Committee Chairman)

Appointed to the Board 1 April 2017

Mr. Steve Le Page is a chartered accountant and a chartered tax advisor. Mr. Le Page was a Partner with PricewaterhouseCoopers in the Channel Islands from 1994 until his retirement in September 2013. During his career, his main role was as an audit partner working with a wide variety of financial services businesses and structures, including many listed investment funds.

Mr. Le Page also led PricewaterhouseCoopers CI LLP's Audit and Advisory businesses for approximately ten years, and for five of those years was the senior partner (equivalent to executive chairman) for the Channel Islands firm. Since his retirement,

Mr. Le Page has built a portfolio of non-executive director roles, including the London listed funds Amedeo Air Four Plus Limited (where he also serves as Audit Committee chair) and Tufton Oceanic Assets Limited.

He is a past chairman of the Guernsey International Business Association and a past president of the Guernsey Association of Chartered and Certified Accountants. Mr. Le Page is a resident of Guernsey. Mr. Le Page will not be standing for re-election to the Board at the Annual General Meeting.



BOARD OF DIRECTORS (CONTINUED)

For the year ended 30 September 2025



Paul Le Marquand (Director)

Appointed to the Board 1 December 2018

Mr. Paul Le Marquand is a chartered surveyor and an experienced non-executive director with extensive experience in dealing with commercial property investment and asset management. Prior to returning to Jersey in 2001, he was head of Property Management for Heathrow Airport Limited.

Since 2001 he has been involved in the establishment, operation and administration of offshore property fund and holding

structures working with both Mourant International Financial Services and Sanne Group.

He holds the IOD Certificate and Diploma in Company Direction and is regulated by the Jersey Financial Services Commission to provide director services and has a portfolio of non-executive roles for companies involved with real estate investment and fund management.



Paul Turner (Director)

Appointed to the Board 1 April 2019

Mr. Paul Turner has extensive operating experience in real estate, having held board positions in the UK, Channel Islands and South Africa as well as sitting on the board of several manufacturing operations in the UK. Mr. Turner worked in the Folkes Group of companies (the "Folkes Group") for over 25 years.

Joining the finance function whilst the Folkes Group was listed on the London Stock Exchange, moving to finance director of the Property Division in 1996 and managing director of the Property Division in 2000. Following the privatisation of the Folkes Group in 2002, he undertook the role of group finance director, moving to group managing director in 2009.

Prior to Folkes Group, Mr. Turner held management and director roles at Morgan Stanley International, Cookson Group, Hillsgate Holdings and Evered Holdings. Mr. Turner has wide experience of property leasing, investment, development and funding both

in the UK and South Africa, managing industrial, office, retail and residential developments and portfolios.

Mr. Turner is also experienced in managing structural changes in corporations to maximise returns for stakeholders. Currently, Mr. Turner sits as a non-executive director, in addition to CIPF, on RED fund Limited, a Channel Islands based fund, which is also advised by Ravenscroft, and remains on the board of Folkes UK and South African operations as well as advising a Channel Islands based family office.

The Board considered whether Mr. Turner's appointment to an additional Ravenscroft fund would result in a conflict and concluded that the shareholder base and investment objective of the two funds differed and therefore there would be no conflict. However, Mr. Turner is not considered to be independent under the criteria set out by the Association of Investment Companies (the "AIC").



BOARD OF DIRECTORS (CONTINUED)

For the year ended 30 September 2025



Libby Burne (Director)

Appointed to the Board 4 November 2025

Mrs. Libby Burne is an experienced non-executive director with extensive experience within the financial services sector. Mrs. Burne is a non-executive director and Chair of the Management Engagement and Service Providers Committee for HarbourVest Global Private Equity Limited (FTSE250), as well as Chair of the Audit and Risk Committee for Bluefield Solar Income Fund Limited (FTSE250). In addition, she holds Board seats on a number of private equity, venture capital and insurance structures.

Prior to becoming a non-executive director, Mrs. Burne worked at PwC in the Channel Islands and Australia for 20 years where she was an audit director and Head of Real Estate in Guernsey. Mrs. Burne is a Fellow of the Association of Chartered Certified Accountants, holds a degree in Applied Accounting and is a Guernsey resident.





DIRECTORS' REPORT

For the year ended 30 September 2025

The Directors submit their Annual Report and Audited Consolidated Financial Statements (the "Consolidated Financial Statements") of Channel Islands Property Fund Limited and its subsidiaries for the year ended 30 September 2025, which have been prepared in accordance with IFRS Accounting Standards, and in accordance with any relevant enactment for the time being in force; and are in agreement with the accounting records, which have been properly kept in accordance with section 238 of the Companies (Guernsey) Law, 2008 (the "Law"), as amended.

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The Directors are responsible for preparing the Directors' Report and the Consolidated Financial Statements in accordance with applicable law and regulations.

The Law requires the Directors to prepare Consolidated Financial Statements for each financial year. Under that law they have elected to prepare the Consolidated Financial Statements in accordance with IFRS Accounting Standards as issued by the IASB, and applicable law.

The Consolidated Financial Statements are required by law to give a true and fair view of the state of affairs of the Group and of the profit or loss of the Group for that year.

In preparing these Consolidated 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 accounting standards have been followed, subject to any material departures disclosed and explained in the Consolidated Financial Statements; and
- Prepare the Consolidated Financial Statements on the going concern basis unless it is inappropriate to presume that the Group will continue in business.

The Directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Group and to enable them to ensure that the Consolidated Financial Statements comply with the Law. They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Group and to prevent and detect fraud and other irregularities. Directors confirm they have complied with the applicable law and regulations.

The Directors are responsible for the maintenance and integrity of the corporate and financial information included on the Company's website (www.cipropertyfund.com), and for the preparation and dissemination of financial statements. Legislation in Guernsey governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.



DIRECTORS' REPORT (CONTINUED)

For the year ended 30 September 2025

CORPORATE GOVERNANCE

The Board has undertaken a review of the effectiveness of its corporate governance practices for the Group. In the context of the nature, scale and complexity of the Group, the Directors are satisfied with the level of their governance oversight for the Group and with their compliance with the Finance Sector Code of Corporate Governance issued by the Guernsey Financial Services Commission (the "GFSC") on 30 September 2011, as amended (the "Guernsey Code").

The Company joined the AIC on 9 July 2018, and so the Board of the Company has applied the principles and recommendations of the AIC Code of Corporate Governance issued in 2019 (the "AIC Code") for Investment Companies in the preparation of these Consolidated Financial Statements. The AIC Code addresses all the principles set out in the UK Corporate Governance Code, as well as setting out additional principles and recommendations on issues that are of specific relevance to the Company as an investment company.

The Board considers that reporting in accordance with the principles and recommendations of the AIC Code provides the best information to shareholders. The Board acknowledges the enhanced recommendations in respect to risk management and internal control framework as recommended by the new AIC Code of Corporate Governance published in August 2024 which applies to accounting periods beginning on or after 1 January 2025¹. The Board intends to ensure that the AIC Code is complied with on an ongoing basis and will thereby also ensure compliance with the Guernsey Code.

As detailed in the Viability Statement below, the Directors have carried out a robust assessment of the principal risks facing the Group, including those that would threaten its business model, future performance, solvency or liquidity.

The Company is an externally managed investment company, has no employees, and as such is operationally quite simple. The Board does not believe that the Company has any material stakeholders other than those set out in the following table.

Stakeholder	Engagement process	Rationale and example outcomes
Current and Prospective Shareholders	Annual General Meeting. Frequent meetings with shareholders by the Market Maker and the Investment Manager and subsequent reporting to the Board. Quarterly factsheets and annual and interim report and accounts.	Shareholders are the most important stakeholder for the Company. Most of our engagement with shareholders is about "business as usual" matters, but in the past has also included discussions about fundraising. In addition, the Board has focussed on valuation of the property portfolio, a key priority for shareholders. As a result, it was decided to focus on asset management of the properties, to regear leases and maximise the open market value of the properties. ESG expectations of shareholders are actively being taken into account, and the Company has engaged external advisors to assist in the monitoring of key metrics of the properties.

¹With the exception of Provision 34 which is applicable for accounting periods beginning on or after 1 January 2026.



DIRECTORS' REPORT (CONTINUED)

For the year ended 30 September 2025

CORPORATE GOVERNANCE (continued)

Stakeholder	Engagement process	Rationale and example outcomes
Service providers	<p>The main service providers, the Investment Manager, Property Asset Manager and Administrator engage with the Board in face-to-face meetings on a quarterly basis, giving them direct input to Board discussions. An Independent Property Valuer is also engaged by the Board on an annual basis and meets with the Board at least annually.</p> <p>The Board also considers the interests of the Market Maker and Royal Bank of Scotland International Limited ("RBSI") as lender at each of its meetings.</p> <p>All service providers are asked to complete a questionnaire annually which includes feedback on their interaction with the Company. The Board also complete an evaluation questionnaire for all service providers and the results are fully discussed at the Management Engagement Committee and feedback given.</p>	<p>The Company relies on service providers entirely for operational matters as it has no systems or employees of its own. During the year, no decisions were made by the Board which materially affected service providers.</p> <p>The Board always seeks to act fairly and transparently with all service providers, and this includes such aspects as prompt payment of invoices.</p> <p>The evaluation process monitors performance and alignment with CIPF's values and policies.</p>
Community and environment	<p>The Company itself, as opposed to its portfolio, has only a very small footprint in the local community and only a very small impact on the environment.</p> <p>However, all businesses contribute and work towards economic and environmental sustainability at both a local and global level, and the Group's property portfolio is more significant to the jurisdiction in which they are located and also to their environmental commitments.</p> <p>The Company has published Sustainability Reports and continues to capture and analyse the related data on an annual basis.</p>	<p>The Board, the Property Asset Manager and the Investment Manager work together to ensure that environmental factors are carefully considered and reflected in all decisions and the day-to-day running of the properties. Further details of the Company's ESG policy and the latest Sustainability Report may be found at www.cippropertyfund.com</p> <p>Board members and service providers do travel, partly to meetings in Guernsey, and partly elsewhere on Company business, but always only when the Board considers this desirable for oversight purposes, to visit properties or to safeguard stakeholder interests.</p> <p>Otherwise, the Board seeks to reduce travel by the use of video conference calls whenever good governance permits.</p>



DIRECTORS' REPORT (CONTINUED)

For the year ended 30 September 2025

CORPORATE GOVERNANCE (continued)

Stakeholder	Engagement process	Rationale and example outcomes
Occupiers	<p>The Investment Manager and Property Asset Manager meet regularly with occupiers to discuss the Board's plans for the properties and how those plans will impact upon them.</p> <p>Occupiers' views are then discussed in each quarterly Board meeting or on an ad-hoc basis if required.</p>	<p>The value of underlying properties is in part driven by tenancies, and the Company also wishes to be perceived as a "best in class landlord".</p> <p>Throughout the year to date, the Property Asset Manager has consulted regularly with occupiers and has reported their concerns and suggestions to the Board. This has greatly informed decisions taken with respect to the operation of our portfolio of buildings.</p>

Engagement processes are kept under regular review. Shareholders and other interested parties are encouraged to contact the Company via the Investment Manager or Administrator on these or any other matters and the Board are available to speak to shareholders.

The Board undertakes an annual evaluation of its own performance and the performance of its committees and individual Directors, to ensure that they continue to act effectively and efficiently and to fulfil their respective duties.

In accordance with the AIC Code, the Board has established an Audit Committee, Management Engagement Committee, Nomination Committee and Remuneration Committee, in each case with formally delegated duties and responsibilities within written terms of reference. The Board notes that Paul Turner is not considered to be independent of the Investment Manager under the criteria set out by the AIC. As a result, Mr Turner is not a member of the Audit Committee, however, due to the size and nature of the Company, the Board has determined that it is appropriate for Mr Turner to be a member of the Management Engagement Committee, Nomination Committee and Remuneration Committee.

The work of the Audit Committee is detailed in the Report of the Audit Committee.

The Management Engagement Committee has been established for the purpose of evaluating the performance of the Company's service providers and the review of service agreements and remuneration. All Directors are members of the Management Engagement Committee, which is currently chaired by Mrs. Mason.

The Nomination Committee has been established to lead the process for appointments and consider succession planning. The Board recognises the importance of diversity in its succession planning and that it is a much wider issue than gender. All Directors are members of the Nomination Committee, which is currently chaired by Mrs. Mason. The Board, via the Nomination Committee, has discussed succession planning for the whole Board taking into account tenure, diversity and skill sets and a plan is in place for full Board refreshment over the next five years on a phased basis. Mrs. Mason has given her resignation from the Board to take effect from 31 December 2025, and Mr. Le Page is not standing for re-election at the Company's next AGM in February 2026. Consequently, no member of the Board in 2026 will have served for longer than the nine-year period recommended by the AIC Code. While the process of identifying a permanent Chair is ongoing Mrs. Burne will assume the role of Interim Chair from 1 January 2026 and Mr. Le Page will continue as Chair of the Audit Committee until the AGM.

The Remuneration Committee determines Directors' remuneration and sets the Company's remuneration policy. All Directors are members of the Remuneration Committee, which is chaired by Mr. Le Marquand.

The Board has not appointed a senior independent director due to the size and complexity of the Company. The Chair of the Audit Committee assumes the majority of the responsibilities that the role of the senior independent director would comprise, including for example, the Chairman's annual performance appraisal and assessment of independence.

ACTIVITY

The Group's principal activity is that of investment in commercial properties located in Guernsey, Jersey and the Isle of Man.



DIRECTORS' REPORT (CONTINUED)

For the year ended 30 September 2025

CORPORATE GOVERNANCE (continued)

PRINCIPAL RISKS AND UNCERTAINTIES

Principal risks are those which the Directors consider to either have the greatest chance of materially impacting the Group's objectives or those which whilst considered remote in occurrence would have a very significant impact if they did occur. The Board has adopted a "controls" based approach to its risk monitoring, requiring each of the relevant service providers, including the Investment Manager, to establish the necessary controls to ensure that all known risks are monitored and controlled in accordance with agreed procedures. The Directors discuss all risks at Board meetings and have adopted their own control review to ensure, where possible, risks are monitored appropriately. The Directors consider and identify any emerging risks at Board meetings. Occurrences of principal risks may have a number of underlying causes, and it is with respect to those causes that the Directors have implemented controls or mitigation as follows. Please note that risk or uncertainty cannot be eliminated. The principal risks and uncertainties, along with the control or mitigation implemented by the Board, are detailed below:

Risk (in what way)	Underlying cause of risk or uncertainty	Control or mitigation implemented
Asset Risk (Operational)	<p>Tenant default causes rental voids, less revenue and impacts dividend rate.</p> <p>One or more of the properties is damaged as a result of a significant incident, including those relating to climate change, may not be covered by insurance.</p> <p>Loan repayment and interest payments are not met as a result of the above factors, and borrowing financial covenants are breached.</p>	<p>Tenants are subjected to extensive credit worthiness checks prior to contracting with them. Several different tenants exist, providing a diversification mitigation to the impact of any individual failure. In the event of default by a tenant, the desirable nature of the properties should enable alternatives to be found, although possibly at lower rentals.</p> <p>Each property is insured against all risks that are both foreseeable and insurable.</p> <p>The Group's financial covenants are monitored by the Investment Manager and the Administrator provides quarterly compliance reports to the bank.</p>
Non-compliance with laws and regulations (Operational)	GFSC loses confidence in the Administrator or the Investment Manager, resulting in regulatory sanctions causing reputational and financial damage.	This risk cannot be directly controlled but the Board receives formal assurance each year from the Administrator and Investment Manager on the adequacy and effectiveness of their internal policies, controls and risk management and can request further information periodically where it is deemed appropriate.
Political/ Jurisdictional (Market)	Negative impact on the Group as a result of political actions e.g. changes in taxation or regulatory environment that impact the competitiveness of the islands.	The Board relies on advice from its advisers but also keeps up to date with news, regulatory and legislative changes in the relevant jurisdictions that may impact the Group. At annual Strategy Days, the Board will consider and plan for potential outcomes.



DIRECTORS' REPORT (CONTINUED)

For the year ended 30 September 2025

CORPORATE GOVERNANCE (continued)

PRINCIPAL RISKS AND UNCERTAINTIES (continued)

Risk (in what way)	Underlying cause of risk or uncertainty	Control or mitigation implemented
Climate Change (Operational)	Negative effect on the properties themselves due to failure to keep up with tenant and/or societal climate change expectations or regulation, for example relating to net zero targets. This negative effect may manifest as a lack of attractiveness of the relevant property to new tenants or prospective purchasers.	<p>The Board actively engages with the Independent Property Valuer to understand their approach to climate change factors in determining their valuation to ensure the properties are not regarded as below market benchmarks in this respect.</p> <p>Instructing an energy efficiency rating for each building in the property portfolio has provided useful insight for improvements. Such opportunities for improvement are carefully considered on reputational as well as pure economic grounds.</p> <p>With the help of its external advisors, the Board keeps abreast of societal trends and ensures that it's compliant with appropriate legal requirements and regulations.</p>
Geo-political tensions (Market)	Political and economic disruptions, impact of evolving sanctions, supply chains e.g. building materials; escalating conflicts in the Middle East and elsewhere.	<p>The Board relies on the Market Maker and Registrar having adequate controls and governance in place to deal with sanctions and monitor the geographical location of investors. The Board seeks regular updates from both Titan Wealth (CI) Limited and MUFG Corporate Markets (Guernsey) Limited.</p> <p>CIPF has no physical investments in any conflict area.</p> <p>To date, the Group has experienced no difficulties arising from geo-political issues but has reflected the resulting increase in costs in its future plans.</p>



DIRECTORS' REPORT (CONTINUED)

For the year ended 30 September 2025

VIABILITY STATEMENT

The Directors have carried out a robust assessment of the principal risks facing the Group, including those that would threaten its business model, future performance, solvency and liquidity. The Directors present the following viability statement which summarises the results of their assessment of the Group's current position, its principal risks and prospects over a period of five years. The prospects were assessed over a five-year period for the following reasons:

- (i) the Group has a financing facility in place which expires at the end of June 2027 although there is always the possibility of renewing the facility. The Board, together with the Investment Manager, is reviewing options available in the current lending market including early refinancing;
- (ii) the Group is exposed to inflation (on expenses and the quantum of rental increases) which is even more unpredictable beyond a five-year period. Borrowings are fully hedged for the remaining facility period; and
- (iii) the Directors believe that a typical investor of the Company has an investment horizon of at least five years and have therefore chosen five years to ensure their expectations are met.

This viability statement and the Group's long-term forecast therefore both covers a five-year period.

The Group's five-year cash flow forecast incorporates assumptions related to the Group's investment strategy and principal risks, from which performance results and cash flows are output.

The principal risks, which are detailed earlier in the Directors' Report, are mitigated as far as possible by the Group's risk management and internal control processes which function on an ongoing basis. The Board, via delegation to the Audit Committee, monitors the effectiveness of the Group's risk management and internal control processes on an ongoing basis. Those principal risks considered most relevant to the Group's viability are the asset risks and the possible impact of the conflicts and the disruptions to supply chains.

The monitoring activities include direct review and challenge of the Group's documented risks, risk ratings and controls and of the performance and compliance reports prepared by the Group's service providers.

Where appropriate, the Group's forecasts are subject to sensitivity analysis which involves applying severe but plausible conditions and flexing a number of assumptions simultaneously. The underlying five-year forecast assumes a reasonable level rental growth, that all rents due are collected and that the Company's banking facility is refinanced during 2026, at a rate in line with current market expectations. The dividend is included at a level that is sustainable following the refinance of the banking facility and, where capital expenditure is required, borrowing is incurred when such expenditure will add capital value. The forecast thus drives the resulting levels and timing of liquidity required to meet the ongoing needs of the business within the existing capital structure.

In the stress scenario applied to the model described above, it is assumed that all tenant breaks are exercised, and leases are not renewed on expiry, both of which result in material levels of capital expenditure and void periods of one year, after which a new tenant occupies the space with 15 months' rent free. This scenario results in the Group experiencing a cash shortfall before the end of the five-year period, in comparison to the above scenario. If required to by the unlikely actual occurrence of any of the cash shortfalls described above, the Board could increase borrowing, reduce the dividend or in the extreme, sell properties to ensure the Group remains viable. The Board considers the cashflow forecast at least quarterly using a variety of different scenarios to assist with its analysis.

Based on the results of their assessment, the Directors have a reasonable expectation that the Group will be able to continue in operation and meet its liabilities as they fall due over the five-year period of their assessment. In making this assessment the Directors have assumed that there will not be a request for shareholder vote to discontinue the Company in 2028, and that the existing borrowing can be refinanced before it matures in 2027.

SUBSEQUENT EVENTS

Details of events that have occurred after the date of the Consolidated Statement of Financial Position are provided in Note 27 to these Consolidated Financial Statements.



DIRECTORS' REPORT (CONTINUED)

For the year ended 30 September 2025

DIVIDENDS

Interim dividends paid up to the date of this Report were:

Dividend period	Date paid	Dividend per share	Total dividend
30 September 2024	29 November 2024	£0.0165	£2,638,231
31 December 2024	28 February 2025	£0.0165	£2,638,231
31 March 2025	30 May 2025	£0.0165	£2,535,106
30 June 2025	29 August 2025	£0.0165	£2,535,106
30 September 2025	28 November 2025	£0.0165	£2,535,106

DIRECTORS

The Directors during the year and to the date of this Report are as stated within General Information. During the year, the Directors received remuneration in the form of fees, as stated in Note 20.

DIRECTORS' INTERESTS

At 30 September 2025 and on the date of this Report the Directors held the following shares in the Company:

	30 September 2025	30 September 2024
Shelagh Mason	100,000	100,000
Steve Le Page	100,000	100,000
Paul Le Marquand	-	-
Paul Turner	20,000	20,000
Libby Burne*	N/A	N/A

*Libby Burne was appointed as Director on 4 November 2025

All the Directors' interests are held indirectly. At no point during the year did any of the Directors hold an interest in any material contract or contract for provision of services to which the Company, or any subsidiary undertaking, is a party.









DIRECTOR INDEPENDENCE

Mrs. Mason has given her resignation from the Board to take effect from 31 December 2025. She currently satisfies all of the criteria for assessing director independence set out by the AIC and adopted by the Board. She has, however, served on the Board for fifteen years. It is the opinion of the other members of the Board that Mrs. Mason has demonstrated objective and independent thought processes during her leadership of the Board and her dealings with the Investment Manager, and they therefore consider her to still be independent, despite her long service.

Mr. Turner sits as a non-executive director, in addition to CIPF, on RED fund Limited, a Channel Islands based fund, which is also advised by Ravenscroft and remains on the board of Folkes' UK and South African operations as well as advising a Channel Islands based family office. The Board considered whether Mr. Turner's appointment to an additional fund managed by Ravenscroft would result in a conflict and concluded that the shareholder base and investment objective of the two funds differed and therefore there would be no conflict. However, under the AIC criteria he does not qualify as independent.

BOARD AND COMMITTEE MEETING ATTENDANCE

In an official capacity, the Board met 16 times during the year whilst the Audit Committee met 6 times during the year. In addition, there is regular contact between the Board, the Investment Manager and the Administrator who meet as and when necessary throughout the year, including an annual strategy day with the Investment Manager. Individual attendance at the Board and Audit Committee meetings is set out below.

	Quarterly Board*	Quarterly Audit Committee**
Shelagh Mason		
Steve Le Page		
Paul Le Marquand		
Paul Turner		
Libby Burne***	N/A	N/A

*There were 12 additional ad-hoc Board meetings during the year

**There were 2 additional ad-hoc Audit Committee meetings during the year

***Libby Burne was appointed as Director on 4 November 2025

It should be noted that Paul Turner is not a member of the Audit Committee and was invited to attend the meetings disclosed in the above table.



DIRECTORS' REPORT (CONTINUED)

For the year ended 30 September 2025

GOING CONCERN

The Board have examined the significant areas of possible financial risk, in particular cash requirements and the ongoing obligations of the banking covenants.

Cash flow projections, which take into account the principal risks detailed earlier in the report, are reviewed on a regular basis and the risk of the borrowing covenants being breached is considered to be low.

After due consideration, the Directors believe that the Group has adequate resources to continue in operational existence for a period of not less than twelve months from the date of the approval of the Consolidated Financial Statements, and as such it is appropriate to adopt the going concern basis in preparing the Consolidated Financial Statements.

DISCLOSURE OF INFORMATION TO THE AUDITOR

The Directors who held office at the date of approval of this Directors' Report confirm that, so far as they are each aware, there is no relevant audit information of which the Company's auditor is unaware; and each Director has taken all the steps that they ought to have taken as a Director to make themselves aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

INDEPENDENT AUDITOR

PricewaterhouseCoopers CI LLP (the "Auditor") was reappointed as auditor of the Group at the last AGM for the year. The Auditor has expressed their willingness to continue in office as auditor and a resolution to re-appoint them as auditor will be put to the members at the next AGM.

CONSTRUCTIVE USE OF THE AGM

The Notice of AGM is sent out at least 20 working days in advance of the meeting as per the AIC Code. In any event, all shareholders will have the opportunity to put questions to the Board and the Investment Manager, either formally at the Company's AGM in February 2026 or in writing at any time during the year via the Company Secretary.

Approved by the Board of Directors on 23 December 2025 and signed on its behalf by:

Steve Le Page

Audit Committee Chairman

23 December 2025



REPORT OF THE AUDIT COMMITTEE

For the year ended 30 September 2025

The Board is supported by the Audit Committee, which comprises Mr. Le Page (Chairman), Mrs. Mason, Mr. Le Marquand and Mrs. Burne (appointed post year-end), to enable a greater understanding of the issues facing the Group. Mr. Turner is entitled to attend meetings upon the invitation of the Committee Chairman, and usually does so. The Board has considered the composition of the Committee and is satisfied that the Members have a sufficient balance of skills and relevant expertise.

ROLES AND RESPONSIBILITIES

The primary roles and responsibilities of the Audit Committee are outlined in the Committee's Terms of Reference, available on the Company's website, and include:

- Monitoring the integrity of the financial statements and any formal announcements relating to the Group's financial performance and reviewing significant financial reporting judgements and estimates contained therein;
- Reviewing the Group's quarterly management accounts, cash flow forecasts and relevant sensitivities to those forecasts;
- Reviewing the Group's internal financial controls and, unless expressly addressed by the Board itself, the Group's internal control and risk management systems and mandatory effectiveness reviews;
- Making recommendations to the Board for a resolution to be put to the shareholders, for their approval in general meeting, on the appointment of the external auditor and on the approval of the remuneration and terms of engagement of the external auditor;
- Reviewing and monitoring the external auditor's independence and objectivity and the effectiveness of the auditor and the audit process, taking into consideration relevant professional and regulatory requirements;
- Developing and implementing a policy on the engagement of the external auditor to supply non-audit services, taking into account relevant guidance regarding the provision of non-audit services by the external audit firm; and
- Reporting to the Board on how the Committee discharged all relevant responsibilities, undertaken by the Chairman at each Board meeting.

FINANCIAL REPORTING

The primary role of the Audit Committee in relation to the financial reporting is to review with the Administrator, Investment Manager and Auditor the appropriateness of the Consolidated Financial Statements concentrating on, amongst other matters:

- The quality and acceptability of accounting policies and practices;
- The clarity of the disclosures and compliance with financial reporting standards and relevant financial and governance reporting requirements;
- Material areas in which significant judgements and estimates have been applied or there has been discussion with the auditor;
- Whether the Consolidated Financial Statements are fair, balanced and understandable and provide the information necessary for the shareholders to assess the Group's performance, business model and strategy; and
- Any correspondence from regulators in relation to the Group's financial reporting.

ACTIVITIES OF THE COMMITTEE

The Committee met six times during the year under review; individual attendance of the Directors is outlined within the Directors' Report. The main matters discussed at the meetings (all of which were attended by Mr. Le Page) were:

- Review of the external auditor, covering independence, proposed fees and their plan for the audit of this Annual Report and Audited Consolidated Financial Statements;
- Review and approval of the Company's accounting policies;
- Discussion and approval of the basis for significant judgements and estimates made in the preparation of this Report;
- Review of the Group's key risks and internal controls; and
- Consideration of the Board's adherence to the regulatory guidelines applicable to the Company, both for the preparation of and the disclosures in this Annual Report and Audited Consolidated Financial Statements and the Consolidated Financial Statements for the year ended 30 September 2025, as well as on an ongoing basis.



REPORT OF THE AUDIT COMMITTEE (CONTINUED)

For the year ended 30 September 2025

ANNUAL GENERAL MEETING (“AGM”)

The Audit Committee Chairman, or other members of the Audit Committee appointed for the purpose, shall attend each AGM of the Company, prepared to respond to any shareholder questions on the Audit Committee's activities.

INTERNAL AUDIT

The Audit Committee considers at least once a year whether there is the need for an internal audit function. Currently, the Audit Committee does not consider there to be a need given that there are no employees in the Group and all outsourced functions are with parties who have their own internal controls and procedures. This is evidenced by the reports provided by those parties, including an ISAE 3402 report from the Company's Administrator, which give sufficient assurance that a sound system of internal controls is maintained. The Board formally assessed the controls of the Administrator at the Board meeting to approve these financial statements.

SIGNIFICANT RISKS IN RELATION TO THE FINANCIAL STATEMENTS

Throughout the year, the Audit Committee seeks to identify any new significant issues or areas of risk in respect of the Consolidated Financial Statements. None were identified in the current year. The key risk to arise remains the valuation of the investment properties due to, among other factors, the individual nature of each property, its location and the tenant profile. The Company has engaged Independent Valuers to provide the Board with a valuation of each property as at the reporting date. The Audit Committee reviews the valuations for the purposes of determining the published net asset value of the Company's shares, on a regular basis and in addition to its own determination receives confirmation from both the Investment Manager and the Independent Valuers that the basis of the valuation is appropriate and in line with relevant accounting standards. The Committee is satisfied that this work is sufficient to enable them to conclude as to the appropriateness of the valuation for financial reporting purposes. The Audit Committee also reviewed the external audit plan at an early stage and concluded that the appropriate areas of audit risk relevant to the Group had been identified and suitable audit procedures had been put in place in response.

AUDITOR TENURE AND OBJECTIVITY

The Auditor, PricewaterhouseCoopers CI LLP (“PwC”), was selected during 2017 and has been appointed to act pursuant to an Engagement Letter signed on 6 November 2018 and subsequent reconfirmation letters, the most recent being dated 18 August 2025. The Committee reviews the Auditor's performance on a regular basis with a detailed formal review conducted on an annual basis to ensure the Company receives an optimal service. The re-appointment of the Auditor will be subject to annual shareholder approval at the AGM. There are no contractual obligations restricting the choice of external auditor and the Company will consider putting the audit services contract out to tender at least every ten years.

PwC regularly update the Committee on the rotation of audit partners, staff, level of fees in proportion to overall fee income from the Company, details of relationships between the parties and overall confirmation from the auditor of their independence and objectivity.

PwC are tenants of the Company with premises in the multi-let property known as Royal Bank Place in Guernsey. This fact was considered by both parties at the time the Company acquired that property, and in subsequent independence assessments. PwC's contracted rent is considered immaterial since it was less than 5% of both the Company's total rental income and of PwC's turnover both at appointment and as at 30 September 2025. The Company and PwC have both concluded that this relationship does not impact upon their independence.

The Audit Committee undertook a formal review of the auditor for the year ended 30 September 2025, with no issues arising. As a result of their review, the Committee is satisfied that PwC is independent of the Group, the Investment Manager and other service providers and recommends the continuing appointment of the auditor to the Company and its shareholders. There are currently no plans to retender the audit.



REPORT OF THE AUDIT COMMITTEE (CONTINUED)

For the year ended 30 September 2025

CONCLUSIONS IN RESPECT TO THE FINANCIAL STATEMENTS

The production and the audit of the Consolidated Financial Statements is a comprehensive process requiring input from a number of different contributors. In order to reach a conclusion as to whether the Group's Consolidated Financial Statements are fair, balanced and understandable, the Board has requested the Committee advises on whether it considers that the Consolidated Financial Statements fulfil these requirements. In outlining their advice, the Committee has considered the following:

- The comprehensive documentation outlining the controls in place for the production of the Consolidated Financial Statements, including the verification processes in place to confirm the factual content;
- The detailed reviews undertaken at various stages of the production process by the Investment Manager, the Administrator and the Committee that are intended to ensure consistency and overall balance; and
- The controls enforced by the Administrator and other third-party service providers to ensure complete and accurate financial records.

As a result of the work performed in the year, the Audit Committee has concluded that it has acted in accordance with its Terms of Reference and ensured the independence and objectivity of the auditor and that the Group's Consolidated Financial Statements for the year ended 30 September 2025, when taken as a whole, are fair, balanced and understandable and provide the information necessary for shareholders to assess the Group's performance, business model and strategy.

Steve Le Page

Audit Committee Chairman

23 December 2025





INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF CHANNEL ISLANDS PROPERTY FUND LIMITED

REPORT ON THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS

Our opinion

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of Channel Islands Property Fund Limited (the "Company") and its subsidiaries (together "the Group") as at 30 September 2025, and of their consolidated financial performance and their consolidated cash flows for the year then ended in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board ("IFRS Accounting Standards") and have been properly prepared in accordance with the requirements of The Companies (Guernsey) Law, 2008.

What we have audited

The Group's consolidated financial statements comprise:

- the consolidated statement of financial position as at 30 September 2025;
- the consolidated statement of comprehensive income for the year then ended;
- the consolidated statement of changes in equity for the year then ended;
- the consolidated statement of cash flows for the year then ended; and
- the notes to the consolidated financial statements, comprising material accounting policy information and other explanatory information.

Basis for opinion

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

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We are independent of the Group in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) issued by the International Ethics Standards Board for Accountants (IESBA Code). We have fulfilled our other ethical responsibilities in accordance with the IESBA Code.

Our audit approach

Overview

Audit Scope

- We conducted our audit of the consolidated financial statements based on information provided by the appointed service providers to the Company to whom the directors have delegated the provision of certain functions, including Aztec Financial Services (Guernsey) Limited (the "Administrator"), Ravenscroft Corporate Finance Limited (the "Investment Manager"), D2 Real Estate (Jersey) Limited (the "Property Asset Manager") and Montagu Evans LLP (the "Independent Property Valuer").
- Our audit opinion covers the consolidated financial statements of the Group only. We have not been engaged to provide individual statutory opinions on the financial statements of the Company nor of the subsidiaries of the Company.
- We have carried out our audit work in Guernsey.
- We have tailored the scope of our audit taking into account the types of investments within the Group, the accounting processes and controls and the industry in which the Group operates. We tailored the scope of our audit to ensure that we performed enough work to be able to give an opinion on the consolidated financial statements as a whole. The Group financial statements are prepared on a consolidated basis, and the audit team carries out an audit over the consolidated Group balances in support of the Group audit opinion.

Key audit matters

- Valuation of Investment Properties
- Recognition of Rental Income

Materiality

- Overall Group materiality: GBP 2.34 million (2024: GBP 2.54 million) based on 1% of Group total assets.
- Performance materiality: GBP 1.75 million (2024: GBP 1.91 million).



INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF CHANNEL ISLANDS PROPERTY FUND LIMITED (CONTINUED)

The scope of our audit

As part of designing our audit, we determined materiality and assessed the risks of material misstatement in the consolidated financial statements. In particular, we considered where the directors made subjective judgements; for example, in respect of significant accounting estimates that involved making assumptions and considering future events that are inherently uncertain. As in all of our audits, we also addressed the risk of management override of internal controls, including among other matters, consideration of whether there was evidence of bias that represented a risk of material misstatement due to fraud.

Key audit matters

Key audit matters are those matters that, in the auditor's professional judgement, were of most significance in the audit of the consolidated financial statements of the current period and include the most significant assessed risks of material misstatement (whether or not due to fraud) identified by the auditors, 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. These matters, and any comments we make on the results of our procedures thereon, were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

This is not a complete list of all risks identified by our audit.

Key audit matter

Valuation of Investment Properties

The Group's Investment Properties consist of office buildings in the Crown Dependencies of Guernsey, Jersey and the Isle of Man and represent the majority of the total assets as at 30 September 2025. The valuation of the investment properties is considered to be a key audit matter for the reasons outlined below. Please see Note 2 and Note 8 to the consolidated financial statements. The valuation of the Group's Investment Properties is inherently subjective due to, among other factors, the individual nature of each investment property, its location and the expected future rental income for that particular investment property.

The valuation of Investment Properties is therefore an area of significant judgement and includes a number of assumptions including capitalisation yield and future rental values.

The valuation of the Group's Investment Properties was carried out by an Independent Property Valuer. The Independent Property Valuer was engaged by the directors and performed its work in accordance with the RICS Valuation – Global Standards.

In determining a property's valuation, the Independent Property Valuer takes into account property specific current information such as the current tenancy agreements and rental income earned from the property.

How our audit addressed the key audit matter

Objectivity and experience of the Independent Property Valuer

We assessed the Independent Property Valuer's qualifications and expertise, and by review of their Letter of Engagement, assessed whether there were any matters that might have affected their objectivity and independence or may have imposed scope limitations upon their work.

We attended the valuation meeting between the valuer and the board where the valuations were discussed.

Control environment and appropriateness of the accounting policy

We have understood and assessed the controls in place over the valuation process.

We understood and assessed the Group's accounting policy for the investment properties and adherence to IAS 40: Investment Property.

External valuation reports

We read the valuation report, valuation summary and approach notes produced by the Independent Property Valuer for the Investment Properties. We noted the valuation reports had been prepared in accordance with RICS Valuation – Global Standards.

We agreed the value per the valuation report and valuation summary to the amount per the financial statements, adjusted for lease incentives.

We agreed property disposals that occurred in the financial year to transaction documents. We compared the property disposal proceeds to the most recent valuation.



INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF CHANNEL ISLANDS PROPERTY FUND LIMITED (CONTINUED)

Key audit matter	How our audit addressed the key audit matter
<p>Valuation of Investment Properties (continued)</p> <p>Assumptions are then applied in relation to capitalisation yield current market rent and growth (based on available market data and transactions) to arrive at a range of valuation outcomes, from which they derive a point estimate. Comparable market information is used where applicable in the valuations of the Group's Investment Properties. The Group has adopted the assessed values determined by the Independent Property Valuer.</p>	<p>Assumptions</p> <p>We engaged our own internal valuation expert to critique and challenge the work performed and assumptions used by the Independent Property Valuer.</p> <p>We compared the valuation metrics used by the Independent Property Valuer to industry indices and market data.</p> <p>Due to subjectivity involved in determining valuations for individual Investment Properties, we determined a range of values that were considered reasonable to evaluate the independent Investment Property valuations adopted by the directors.</p> <p>We challenged management and the Independent Property Valuer on significant movements in the valuations, key assumptions including rental terms, capital yields, and the application of void periods.</p> <p>We reconciled a sample of underlying data provided to the Independent Property Valuer as a key valuation input to supporting documents.</p> <p>Based on the audit work detailed above, we have no matters to report.</p>
<p>Recognition of Rental Income</p> <p>Revenue for the Group consists primarily of rental income. Please see Note 2 to the consolidated financial statements.</p> <p>Rental income is based on tenancy agreements where there is a standard process in place for recording revenue. The majority of the Group's revenue is collected and managed by the Property Asset Manager.</p> <p>In addition to the standard process for recording rental income, the Group manually calculates the spreading of lease incentives to ensure revenue is recorded on a straight-line basis over the course of the lease.</p> <p>Due to the importance of the recognition of rental income to the Group's performance and therefore the significance of this balance to the users of the consolidated financial statements, we have deemed this area to be a key audit matter.</p>	<p>We have understood and assessed the process flow and controls in place for recognising rental income.</p> <p>We have assessed the accounting policy for rental income for compliance with IFRS 16.</p> <p>We have reconciled a sample of rental income within the tenancy schedule to the contractual rent in the underlying property records.</p> <p>We have tested the accuracy of management's calculation of material lease incentives and agreed the inputs to underlying lease agreements.</p> <p>We have no matters to report in respect of this work.</p>



INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF CHANNEL ISLANDS PROPERTY FUND LIMITED (CONTINUED)

How we tailored the audit scope

We tailored the scope of our audit to ensure that we performed enough work to be able to give an opinion on the consolidated financial statements as a whole, taking into account the structure of the Group, the accounting processes and controls, and the industry in which the Group operates.

Materiality

The scope of our audit was influenced by our application of materiality. We set certain quantitative thresholds for materiality. These, together with qualitative considerations, helped us to determine the scope of our audit and the nature, timing and extent of our audit procedures on the individual financial statement line items and disclosures and in evaluating the effect of misstatements, both individually and in aggregate on the consolidated financial statements as a whole.

Based on our professional judgement, we determined materiality for the consolidated financial statements as a whole as follows:

Overall Group materiality	GBP 2.34 million (2024: 2.54 million)
How we determined it	1% of total assets
Rationale for the materiality benchmark	We believe that total assets is a primary measure used by the members of the Company in assessing the performance of the Group. It is also a generally accepted measure used for companies in this industry.

We use performance materiality to reduce to an appropriately low level the probability that the aggregate of uncorrected and undetected misstatements exceeds overall materiality. Specifically, we use performance materiality in determining the scope of our audit and the nature and extent of our testing of account balances, classes of transactions and disclosures, for example in determining sample sizes. Our performance materiality was 75% (2024: 75%) of overall materiality, amounting to GBP 1.75 million (2024: GBP 1.91 million) for the Group financial statements.

In determining the performance materiality, we considered a number of factors - the history of misstatements, risk assessment and aggregation risk and the effectiveness of controls - and concluded that an amount at the upper end of our normal range was appropriate.

We agreed with the Audit Committee that we would report to them misstatements identified during our audit above GBP 0.11 million (2024: 0.12 million), as well as misstatements below that amount that, in our view, warranted reporting for qualitative reasons.

Reporting on other information

The other information comprises all the information included in the Annual Report and Audited Consolidated Financial Statements (the "Annual Report") but does not include the consolidated financial statements and our auditor's report thereon. The directors are responsible for the other information.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. 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 based on these responsibilities.

RESPONSIBILITIES FOR THE CONSOLIDATED FINANCIAL STATEMENTS AND THE AUDIT

Responsibilities of the directors for the consolidated financial statements

As explained more fully in the Statement of Director's Responsibilities, the directors are responsible for the preparation of the consolidated financial statements that give a true and fair view in accordance with IFRS Accounting Standards, the requirements of Guernsey law and for such internal control as the directors determine is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

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



INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF CHANNEL ISLANDS PROPERTY FUND LIMITED (CONTINUED)

Auditor's responsibilities for the audit of the consolidated financial statements

Our objectives are to obtain reasonable assurance about whether the consolidated 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 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 these consolidated financial statements.

Our audit testing might include testing complete populations of certain transactions and balances, possibly using data auditing techniques. However, it typically involves selecting a limited number of items for testing, rather than testing complete populations. We will often seek to target particular items for testing based on their size or risk characteristics. In other cases, we will use audit sampling to enable us to draw a conclusion about the population from which the sample is selected.

As part of an audit in accordance with ISAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant

doubt on the Group's ability to continue as a going concern over a period of at least twelve months from the date of approval of the consolidated financial statements. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the Group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.



INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF CHANNEL ISLANDS PROPERTY FUND LIMITED (CONTINUED)

Use of this report

This independent auditor's report, including the opinions, has been prepared for and only for the members as a body in accordance with Section 262 of The Companies (Guernsey) Law, 2008 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

Company Law exception reporting

Under The Companies (Guernsey) Law, 2008 we are required to report to you if, in our opinion:

- we have not received all the information and explanations we require for our audit;
- proper accounting records have not been kept; or
- the consolidated financial statements are not in agreement with the accounting records.

We have no exceptions to report arising from this responsibility.

Jonathan Mauger

For and on behalf of PricewaterhouseCoopers CI LLP
Chartered Accountants
Guernsey, Channel Islands

23 December 2025

a. The maintenance and integrity of the Channel Islands Property Fund Limited website is the responsibility of the directors; the work carried out by the auditors does not involve consideration of these matters and, accordingly, the auditors accept no responsibility for any changes that may have occurred to the financial statements since they were initially presented on the website.

b. Legislation in Guernsey governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.



Consolidated Financial Statements

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the year ended 30 September 2025

	Note	Year to 30 September 2025 £	Year to 30 September 2024 £
INCOME			
Rental income		16,458,068	17,937,735
Service charge income	10	5,060,828	5,662,113
Other income		21,541	-
Total Operating Income		21,540,437	23,599,848
Unrealised movement on revaluation of investment properties	8	3,474,744	(6,646,954)
Realised loss on disposal of investment properties	8	(1,098,659)	-
Total Net Gain / (Losses) on Investments		2,376,085	(6,646,954)
EXPENSES			
Other operating expenses	12	(1,633,338)	(1,509,937)
Management expenses	19	(1,480,317)	(1,623,742)
Service charge expenses	10	(5,273,983)	(5,813,295)
		(8,387,638)	(8,946,974)
PROFIT BEFORE FINANCE COSTS AND TAX		15,528,884	8,005,920
FINANCING			
Changes in fair value of derivative financial instruments	18	(2,091,951)	(4,955,714)
Interest income on derivative financial instruments	17	3,156,280	3,484,191
Interest income		93,946	115,606
Loan and bond setup expense	16	(82,043)	(82,267)
Loan interest and commitment fees	5	(7,219,313)	(8,583,755)
Total Finance Costs		(6,143,081)	(10,021,939)
PROFIT/(LOSS) BEFORE TAX		9,385,803	(2,016,019)
Current tax	6	(656,670)	(113,339)
PROFIT/(LOSS) FOR THE YEAR		8,729,133	(2,129,358)
TOTAL COMPREHENSIVE INCOME/(LOSS)		8,729,133	(2,129,358)
Basic and diluted earnings per share	11	0.06	(0.01)
Total Comprehensive Income/(Loss) attributable to equity holders		8,729,133	(2,129,358)
Total Comprehensive Income attributable to non-controlling interests	23	-	-
		8,729,133	(2,129,358)

The accompanying notes form an integral part of these Consolidated Financial Statements.



CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 September 2025

	Note	30 September 2025 £	30 September 2024 £
NON-CURRENT ASSETS			
Investment properties	8	215,994,749	235,090,356
Lease incentives	8	7,684,076	6,935,042
Derivative financial instruments	17	4,031,379	6,123,330
Total Non-current Assets		227,710,204	248,148,728
CURRENT ASSETS			
Trade and other receivables	14	219,799	237,584
Lease incentives	8	871,175	664,602
Cash and cash equivalents	13	5,319,283	5,905,762
		6,410,257	6,807,948
TOTAL ASSETS		234,120,461	254,956,676
EQUITY			
Share capital	18	149,064,292	154,064,292
Hedging reserve	18	4,031,379	6,123,330
Accumulated deficit		(35,249,935)	(35,724,345)
TOTAL EQUITY		117,845,736	124,463,277
NON-CURRENT LIABILITIES			
Loans and borrowings	16	109,356,595	123,274,552
Total Non-current Liabilities		109,356,595	123,274,552
CURRENT LIABILITIES			
Rent received in advance	7	3,445,516	3,762,402
Other payables	15	3,472,614	3,456,445
Total Current Liabilities		6,918,130	7,218,847
TOTAL LIABILITIES		116,274,725	130,493,399
TOTAL EQUITY AND LIABILITIES		234,120,461	254,956,676
Capital and reserves attributable to equity holders		117,725,454	124,354,894
Capital and reserves attributable to non-controlling interests	23	120,282	108,383
Net Asset Value	24	117,845,736	124,463,277
Net Asset Value per share	24	0.767	0.778

The Consolidated Financial Statements were approved by the Board of Directors on 23 December 2025 and are signed on its behalf by:

Steve Le Page

23 December 2025

The accompanying notes form an integral part of these Consolidated Financial Statements.



Consolidated Financial Statements

CONSOLIDATED STATEMENT OF CASH FLOWS

For the year ended 30 September 2025

	Note	Year ended 30 September 2025 £	Year ended 30 September 2024 £
CASH FLOWS FROM OPERATING ACTIVITIES			
Profit/(Loss) before tax		9,385,803	(2,016,019)
Adjusted for:			
Interest and other income		(115,487)	(115,606)
Loan interest and commitment fees	5	7,219,313	8,583,755
Realised loss from sale of investment properties		1,098,659	-
Unrealised movement on revaluation of investment properties	8	(3,474,744)	6,646,954
Movement in trade and other receivables	14	17,785	(106,969)
Movement in rental incentives	8	(955,607)	(26,101)
Movement in rent received in advance		(316,886)	(231,332)
Movement in other payables	15	(13,920)	(488,079)
Movement in fair value of derivative financial instruments	18	2,091,951	4,955,714
Tax paid	6	(217,120)	(113,339)
Amortisation of set up costs	16	82,043	82,267
NET CASH INFLOW FROM OPERATING ACTIVITIES		14,801,790	17,171,245
INVESTING ACTIVITIES			
Proceeds from sale of investment properties	8	21,569,151	-
Capitalised expenses	8	(97,459)	(1,120,853)
NET CASH INFLOW/(OUTFLOW) FROM INVESTING ACTIVITIES		21,471,692	(1,120,853)
FINANCING ACTIVITIES			
Loan principal (repaid) /drawdown	16	(14,000,000)	3,500,000
Buyback of Ordinary Shares	18	(5,000,000)	-
Interest and other income		115,487	115,606
Loan interest and commitment fees	5	(7,628,774)	(8,544,847)
Dividends paid	25	(10,346,674)	(10,552,924)
NET CASH OUTFLOW USED IN FINANCING ACTIVITIES		(36,859,961)	(15,482,165)
NET CASH (OUTFLOW)/INFLOW FOR THE YEAR		(586,479)	568,227
CASH AND CASH EQUIVALENTS AT THE START OF THE YEAR	13	5,905,762	5,337,535
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR	13	5,319,283	5,905,762

The accompanying notes form an integral part of these Consolidated Financial Statements.



CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the year ended 30 September 2025

	Note	Share Capital £	Hedging Reserve £	Accumulated Deficit £	Total £
BALANCE AT 30 SEPTEMBER 2023		154,064,292	11,079,044	(27,997,777)	137,145,559
Loss for the year		-	-	(2,129,358)	(2,129,358)
Transfer of profit or loss to hedging reserve	18	-	(4,955,714)	4,955,714	-
Total other comprehensive income		-	-	-	-
TOTAL COMPREHENSIVE INCOME FOR THE YEAR		-	(4,955,714)	2,826,356	(2,129,358)
Dividend	25	-	-	(10,552,924)	(10,552,924)
BALANCE AT 30 SEPTEMBER 2024		154,064,292	6,123,330	(35,724,345)	124,463,277
Profit for the year		-	-	8,729,133	8,729,133
Transfer of profit or loss to hedging reserve	18	-	(2,091,951)	2,091,951	-
Total other comprehensive income		-	-	-	-
TOTAL COMPREHENSIVE LOSS FOR THE YEAR		-	(2,091,951)	10,821,084	8,729,133
Dividend	25	-	-	(10,346,674)	(10,346,674)
Share buybacks	18	(5,000,000)	-	-	(5,000,000)
BALANCE AT 30 SEPTEMBER 2025		149,064,292	4,031,379	(35,249,935)	117,845,736

The accompanying notes form an integral part of these Consolidated Financial Statements.



Consolidated Financial Statements

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 30 September 2025

1. REPORTING ENTITY

Channel Islands Property Fund Limited (the "Company" or "CIPF" and together with its subsidiaries the "Group") was incorporated on 25 August 2010. The Company is an Authorised Closed-Ended Collective Investment Scheme regulated by the Guernsey Financial Services Commission under the Protection of Investors (Bailiwick of Guernsey) Law, 2020, as amended, and the Authorised Closed-Ended Investment Scheme Rules, 2021. The Group's consolidated financial statements as at and for the year ended 30 September 2025 (the "Consolidated Financial Statements") comprise the Company and its subsidiaries as listed in Note 23. The Group's principal activity is that of investment in commercial properties in Guernsey, Jersey and the Isle of Man.

Statement of compliance

The Consolidated Financial Statements, which give a true and fair view, have been prepared in accordance with IFRS Accounting Standards and comply with the Companies (Guernsey) Law, 2008, as amended.

2. MATERIAL ACCOUNTING POLICIES

The Board has considered the new standards and amendments that are mandatorily effective from 1 January 2024 and standards that are issued but not yet effective from 1 January 2025 and has determined that these do not have a material impact on the Group and are not expected significantly to affect the current or future periods.

IFRS 18 Presentation and Disclosure in Financial Statements, effective for periods beginning on or after 1 January 2027, will change the presentation of the Statement of Comprehensive Income by introducing new categories and subtotals. However, the valuation and measurement of balances therein will not be impacted. The Company does not intend to early adopt IFRS 18 and will apply it from 2027, restating comparative information if required, in accordance with the transitional provisions.

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the Group's Consolidated Financial Statements.

Going concern

The Consolidated Financial Statements have been prepared on a going concern basis. The Board has examined areas of possible financial risk, in particular cash requirements and the ongoing obligations of the banking covenants. After due consideration, the Directors believe that the Group has adequate resources to continue in operational existence for a period of not less than twelve months from the date of the approval of the Consolidated Financial Statements, and as such they have concluded that it is appropriate to adopt the going concern basis in preparing the Consolidated Financial Statements.

Basis of measurement

The Consolidated Financial Statements have been prepared on the historical cost basis except for investment properties and derivatives that are measured at fair value.

Basis of consolidation

The Consolidated Financial Statements incorporate the financial statements of the Company and entities controlled by the Company (its subsidiaries) as disclosed in Note 23. Control is achieved where the Company has the power over the investee; is exposed, or has the rights, to variable returns from its involvement with the investee; and has the ability to use its powers to affect its returns. In assessing control, potential voting rights that presently are exercisable are taken into account.

The results of subsidiaries are included in the Consolidated Statement of Comprehensive Income from the effective date of acquisition. Where necessary, to ensure consistency with the accounting policies adopted by the Group, adjustments are made to the Consolidated Financial Statements for subsidiaries on consolidation. The majority of subsidiaries have a reporting date of 30 September, with the exception of Jubilee Management Limited which has a reporting date of 31 December.

Where properties are acquired by the Group through corporate acquisitions, but the acquisition does not meet the definition of a business combination, the acquisition has been treated as an asset acquisition.

All intra-group transactions, balances, income and expenses are eliminated in full on consolidation.

Cash and cash equivalents

Cash and cash equivalents comprise cash balances with maturities of three months or less from the Consolidated Statement of Financial Position date that are subject to an insignificant risk of changes in their fair value.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 30 September 2025

2. MATERIAL ACCOUNTING POLICIES (continued)

Income and expenses

Rental income is included in the Consolidated Statement of Comprehensive Income on a straight-line basis. Any rent received in advance from tenants is recorded as income when collected and is shown as liability on the Consolidated Statement of Financial Position. Expenses are recognised on an accruals basis, with the exception of fees relating to arranging new lettings which are amortised over the life of the arranged lease.

Lease incentives from investment property leased out are recognised in the Consolidated Statement of Comprehensive Income on a straight-line basis over the term of the lease.

The lease term is the full life of the lease or up to the lease break date if at the inception of the lease, the Directors have a reasonable expectation that the tenant will exercise their break option. Revenue is recognised to the extent that it is probable that the economic benefit will flow to the Group and the revenue can be reliably measured.

Service charge expenses relate to the cost of managing the properties and their tenants on a day-to-day basis and other non-recoverable costs.

The fees charged to tenants for property service charges and the costs associated with such service charges are shown separately in the Consolidated Statement of Comprehensive Income as service charges recharged to tenants to reflect that the ultimate risk for paying and recovering these costs rests with the property owner. Service charge income is recognised in the period in which the income relates to. Service charge income amounts are regularly reviewed by the Property Asset Manager and any amounts deemed not recoverable are written off in the same period.

Interest income is generated from cash and cash equivalents and is recognised on an accruals basis. Interest expense comprises interest expense on commitment fees, loans and borrowings, and any ineffective portion of interest rate swaps and caps ("derivatives"). Attributable transaction costs incurred in establishing the Group's credit facilities are deducted from the fair value of borrowings on initial recognition and are amortised over the lifetime of the facilities using the effective interest method.

Investment property

Properties which are held for the long term, to earn rentals and / or for capital appreciation are accounted for under IAS 40: Investment Property. Such properties are initially stated at cost, including any related transaction costs. Any subsequent capital expenditure incurred in improving investment properties is capitalised in the period incurred and included within the book cost of the properties. After initial recognition, investment properties are carried at their fair value based on professional

valuations using recognised valuation techniques suitably adjusted for unamortised lease incentives and lease surrender premiums. Property acquisitions and disposals are recognised at the point of unconditional exchange of contracts.

Properties include completed properties that are generating rent or are available for rent. Investment properties comprise freehold and leasehold properties and are first measured at cost (including transaction costs), then revalued to market value at each reporting date by independent professional valuers. Leasehold properties are shown gross of any leasehold payables (which are accounted for as finance lease obligations). Valuation gains and losses in a period are taken to the Consolidated Statement of Comprehensive Income. As the Group uses the fair value model, as per IAS 40, no depreciation is provided.

The professional valuation of the investment property is largely based on estimates using property appraisal techniques and other valuation methods. Such estimates, further disclosed in Note 3, are inherently subjective and actual values can only be determined in a sales transaction.

Gains or losses arising from changes in the fair value of, or disposal of, investment properties are included in the Consolidated Statement of Comprehensive Income in the period in which they arise.

Lease incentives

Lease incentives, generally in the form of rent-free periods or inducement fees, can be offered to tenants. The value of any such lease incentive, being, for example, the value of the rent forgone, will be recognised in the Consolidated Statement of Comprehensive Income over the period of the lease, or, when at the inception of the lease, the Directors expect with reasonable certainty that the tenant will exercise their break option, in which case the incentive is accounted for from the inception of the lease to the break option date. Rental income is shown net of any amortised lease incentives.

Share capital

Ordinary shares are classified as equity. Incremental costs and placing fees directly attributable to the issue of ordinary shares are recognised as a deduction from equity.

Financial assets and financial liabilities

The Group classifies its financial assets based on the business model for managing those financial assets and their contractual cash flow characteristics. Financial assets and financial liabilities comprise trade and other receivables, cash and cash equivalents, loans and borrowings, derivatives and other payables. These are recognised initially at cost plus any directly attributable transaction costs and later adjusted to fair value. Financial assets and financial liabilities are recognised in the Consolidated Statement of Financial Position when the Group becomes party to the contractual provisions of the instrument.



Consolidated Financial Statements

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 30 September 2025

2. MATERIAL ACCOUNTING POLICIES (continued)

Financial assets and financial liabilities (continued)

The Group classifies financial assets and financial liabilities into the following categories:

- Financial Assets at amortised cost – This incorporates cash and cash equivalents and all trade receivables;
- Financial Liabilities at amortised cost – This incorporates loans and borrowings and all other payables including trade payables; and
- Financial Assets / Financial Liabilities at fair value – Derivatives.

The amortised cost of a financial asset or liability is the amount at which the instrument is measured at initial recognition, adjusted for any impairment for financial assets, and amortised over the useful economic life of the financial asset or liability in the profit or loss.

The Group derecognises a financial asset when it no longer bears the risk, nor is entitled to the rewards, of ownership. On derecognition the difference between the carrying amount of the financial asset and the consideration received is recognised in the profit or loss. The Group derecognises a financial liability when its contractual obligations are discharged or expire.

Derivative financial instruments

Derivative financial instruments are recognised initially at fair value and subsequently re-measured to fair value at each reporting date. Fair value is determined by the counterparties to the contracts using observable market data, this is usually the estimated amount that the Group would receive or pay to terminate the derivatives at the reporting date.

On revaluation of the derivatives the unrealised gain or loss arising is taken to profit or loss. On maturity or redemption of the derivatives, the realised gains or losses arising are taken to profit and loss.

Loans and borrowings

All loans and borrowings are initially recognised at fair value less directly attributable transaction costs, such as set up costs. After initial recognition interest bearing loans and borrowings are subsequently measured at amortised cost using the effective interest rate method. Set up costs associated with any borrowings are charged to the profit or loss over the period of the borrowings.

Distributions

Dividends paid during the year are disclosed as a movement in equity. Final dividends proposed by the Board and approved by the shareholders prior to the period end are disclosed as a liability. Dividends proposed but not approved are disclosed in the notes to the Consolidated Financial Statements.

Operating leases

The Group leases out investment properties on operating leases. A property held under an operating lease is classified and accounted for as an investment property where the Group holds it to earn rentals, capital appreciation, or both.

Taxation

The Company is exempt from Guernsey income tax under The Income Tax (Exempt Bodies) (Guernsey) Ordinance, 1989, as amended.

Pursuant to the exemption granted under the above-mentioned Ordinance, the Company is subject to an annual fee, currently £1,600 (2024: £1,600), payable to the Guernsey Authorities. It should be noted, however, that the Group is subject to Guernsey, Jersey or Isle of Man taxation at the prevailing rates on its rental income net of tax allowable expenses.

Functional and presentation currency

The Directors consider Sterling to be the functional and presentation currency of the Company and its subsidiaries as it is the currency that most faithfully represents the economic effect of the Company's underlying transactions, events and conditions. Sterling is the currency in which the Group presents its performance and reports its results. Sterling is the currency in which the Company receives subscriptions from its investors. This determination also considers the competitive environment in which the Group is compared to other Crown Dependency investment products. The Group currently has no exposure to any foreign currencies.

3. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

Use of estimates and judgements

The preparation of Consolidated Financial Statements in conformity with IFRS Accounting Standards requires management to make judgements, estimates and assumptions that affect the application of policies and the reported amounts of assets and liabilities, income and expenses. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected. The most significant estimates and judgements made in preparing these Consolidated Financial Statements are as follows:

Significant estimates

Valuation of investment property

In accordance with the accounting standards adopted by the Group, investment property is stated at fair value as at the Consolidated Statement of Financial Position date. Fair value

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 30 September 2025

3. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY (continued)

Significant estimates (continued)

Valuation of investment property (continued)

is defined as the estimated amount for which the property could be exchanged which would reflect its highest and best use between market participants and should reflect the actual market state and circumstances as at the reporting date.

As at 30 September 2025, valuations of all properties have been prepared by Montagu Evans LLP, London, in accordance with the definition of Market Value as set out in the latest edition of the Royal Institute of Chartered Surveyors ("RICS") – Global Standards (the "Red Book").

The Directors have elected that full valuations are prepared on acquisition, and that the valuations will be provided in Certificate form every year with the provision of full reports on a 3 yearly rolling basis, linked to the date of purchase. The Directors believe that as the valuation of properties is primarily based on rental income and yields, desktop valuations will represent the fair valuations of the properties. The Directors believe there will be no significant unknown deterioration to the buildings between inspections, as they are inspected by the Property Asset Manager, who reports back to the Directors on a regular basis.

The fair value of investment property is based on valuations provided as described above. These values are determined by using recognised valuation techniques and taking into consideration any recent market transactions for similar properties in similar locations to the investment properties held by the Group and the anticipated future cash flows from rental income that the properties are expected to generate.

Equivalent yield on the estimated rental value ("ERV") of each property has been used in arriving at the valuation of each property and is considered to be the most significant unobservable input that affects the valuation of the investment properties.

This yield has been arrived at using comparable evidence, where available, and taking account of the nature of the individual investments including the occupational tenants, income stream and lease lengths. Note 22 outlines the impact of Equivalent yield and ERV on property valuations and the significant unobservable inputs included in the valuation of the investment properties.

Fair value of derivative financial instruments, including assessment of associated credit and default risk adjustments

During the year ended 30 September 2025, the fair value of the derivative financial instruments are based on valuation models

run by the counterparty to the contract, Natwest Markets plc. The object of the valuation model is to arrive at a fair value determination that reflects the price of the financial instruments at the reporting date that would have been determined by market participants acting at arm's length.

The valuation models used for the derivative financial instruments are widely recognised as using only observable market data. As such they significantly reduce the level of management judgement and estimation required.

The Board has also made a judgement concerning the risk of credit or default losses arising from the financial instruments. In making this assessment the Board has taken into account the fact that the counterparty has a good standing and a good credit rating and is highly experienced in such instruments. In addition, it is closely connected to the bank which has provided the loan hedged by the derivative. Accordingly, the Board do not consider any valuation adjustment necessary.

Significant judgements

Income and expenses

Revenue is recognised to the extent that it is probable that the economic benefit will flow to the Group and the revenue can be reliably measured. For income or expenses apportioned and charged on the Consolidated Statement of Comprehensive Income using the lease term, the Directors have made the judgment that the lease term is the full life of the lease or up to the lease break date if at the inception of the lease, there is a reasonable expectation that the tenant will exercise their break option.

Business combinations

The Group might elect to apply the optional concentration test in IFRS 3 to assess whether an acquisition must be accounted for as a business combination. When substantially all of the fair value of the gross assets acquired is concentrated in a single asset (or a group of similar assets), the transaction is accounted for as an asset acquisition. The consideration paid is allocated to the identifiable assets and liabilities acquired on the basis of their relative fair values at the acquisition date. Where an acquisition does not satisfy the concentration test and the acquired set of activities meets the definition of a business, the Group applies the acquisition method of accounting.

The Group recognises any non-controlling interest ("NCI") in the acquiree on an acquisition-by-acquisition basis, either at fair value or at the non-controlling interest's proportionate share of the recognised amounts of acquiree's identifiable net assets. The NCI is not material and therefore, it is not presented in the Consolidated Financial Statements.



Consolidated Financial Statements

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 30 September 2025

4. SEGMENTAL INFORMATION

The Board is charged with setting the Group investment strategy in accordance with the Group investment policy and overall objectives. The Directors have delegated the day-to-day implementation of this strategy to the Investment Manager but retain responsibility for ensuring that adequate resources of the Group are directed in accordance with their decisions. The operating activities of the Investment Manager are reviewed on a regular basis to ensure compliance with the policies and legal responsibilities of the Board.

The Investment Manager has been given full authority to act on behalf of the Group in certain situations. Under the terms of the Investment Management Agreement (as disclosed in Note 19), subject to the overall supervision of the Board, the Investment Manager advises on the investment strategy of the Group, advises the Group on its borrowing policy.

Whilst the Investment Manager may make operational decisions on a day-to-day basis regarding the property investments, any changes to the investment strategy or major allocation decisions have to be approved by the Board, even though they may be proposed by the Investment Manager.

The Board therefore retains full responsibility for investment policy and strategy. The Investment Manager will always act under the terms of the Investment Management Agreement which cannot be changed without the approval of the Board. The Board has considered the requirements of IFRS 8: Operating Segments.

The Board is of the opinion that the Group is organised into one main business segment, focusing on achieving long-term total returns through acquisition and holding of commercial property interests and for which information is provided based on IFRS accounting policies. The Group's secondary segment is the geographical segment, based on the location of the investments within Guernsey, Jersey and the Isle of Man. The Directors consider the portfolio to be a single geographic segment and therefore no separate information is provided for each jurisdiction.

The Board of Directors are considered to be the Chief Operating Decision Maker of the Group.

5. INTEREST EXPENSE

	Year to 30 September 2025 £	Year to 30 September 2024 £
Interest paid		
RBSI	7,219,313	8,583,755

The payments to RBSI are in relation to the commitment fees and interest amortised on the Facility Agreement for the year (see Note 16).

6. TAXATION

Regency Court Property Limited, Gategny Holdings Limited, Esplanade Properties (Guernsey) Limited, Guernsey Property No4 Limited and 2G Limited are subject to Guernsey income tax on rental income arising after the deduction of allowable debt financing costs and allowable expenses. St Helier Investments Limited, Liberty Wharf 4 Limited and Specular Limited are subject to Jersey income tax on rental income arising after the deduction of allowable debt financing costs and allowable expenses. Fort Anne Holdings Limited, Vicarage House Limited and FN House Limited are subject to Isle of Man income tax on rental income arising after the deduction of allowable debt financing costs and other allowable expenses. The commercial properties held by Fort Anne Holdings Limited and St Helier Investments Limited were sold during the period. On the basis the companies will not be repurposed for additional investments, these companies are in the process of being wound up.

Total tax is derived from the income and expenses of the property holding companies, which are the only entities within the Group liable to tax.

There were no amounts of deferred taxation for the year ended 30 September 2025 (30 September 2024: nil)



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 30 September 2025

6. TAXATION (continued)

	30 September 2025 £	30 September 2024 £
Tax expense in the year	656,670	113,339
Profit/(Loss) before tax	9,385,803	(2,016,019)
Less:		
Company and intermediary holding companies results for the year	(7,474,191)	(9,675,305)
Fair value movement on derivative financial instruments	2,091,951	4,955,714
Change in special assumption	1,915,000	(195,000)
Taxable profit/(loss)	5,918,563	(6,930,610)
Income tax using an effective tax rate of 20%	1,183,713	(1,386,122)
Effect of:		
Expenses not deductible for tax purposes	109,965	96,242
Loan interest not claimed (to mitigate a loss)	687,143	653,356
Loan interest not deductible	461,940	552,365
Unrealised gain/loss disallowed	(1,271,995)	1,368,388
Income tax at 0%	(5,014)	(4,456)
Annual allowances	(583,353)	(679,102)
Losses utilised	3,780	11,473
Land development holiday	-	(20,404)
Prior year/period adjustments	70,491	-
Tax refunds received by Gategny Holdings Limited	-	(378,585)
GST Tax credit applied on corporation tax for Liberty Wharf 4 Limited	-	(99,816)
Current tax expense in the year	656,670	113,339

The classification of taxable and non-taxable items for the prior year has been refined to provide clearer presentation. This adjustment does not impact the overall tax charge reported for that year.

With effect from September 2016, dividends paid by the Company carry an associated tax credit equivalent to the actual rate of tax suffered by the Company, including the subsidiaries in respect of their Guernsey and Jersey rental income. Shareholders should therefore note that the effective rate of tax may be less than 20% and they should report the net dividends received accordingly.

The Company has submitted an approach to the Guernsey Revenue Service ("GRS") in relation to the associated tax credit. The intention is to obtain an agreement from the GRS that the current associated tax credit calculation is superseded by the preparation of a quarterly taxable reserves schedule. The intention is to definitively identify the proportion of taxed rental income, untaxed loan interest or capital within the dividends from the Company.

7. RENT RECEIVED IN ADVANCE

As of 30 September 2025, the Group has received rent in advance amounting to £3,445,516 (2024: £3,762,402) as a result of the timing of payments agreed with the tenants that is non-coterminous with the Group's financial reporting date.



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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 30 September 2025

8. INVESTMENT PROPERTIES

Level 3 reconciliation

	30 September 2025 £	30 September 2024 £
Fair value at beginning of year	235,090,356	240,616,457
Capitalised costs	97,459	1,120,853
Proceeds from sale of investment properties	(21,569,151)	-
Realised loss on sale of investment properties	(1,098,659)	-
Unrealised gain/(loss) on revaluation of investment property	3,474,744	(6,646,954)
Fair value at end of the year	215,994,749	235,090,356

The carrying value of investment properties reconcile to the Appraised Value as follows:

Appraised Values	224,550,000	242,690,000
Lease incentives held as debtors	(8,555,251)	(7,599,644)
Carrying value at the end of the year	215,994,749	235,090,356

The fair value of investment properties at 30 September 2025 is £215,994,749 (30 September 2024: £235,090,356). In line with the investment strategy detailed in the Annual Report, the investment portfolio consists of commercial property located in Guernsey, Jersey and the Isle of Man.

Lease incentives have previously been granted to the tenants of certain properties, in the form of payments and rent-free periods. A portion of these lease incentives is deducted from rental income in the Consolidated Statement of Comprehensive Income on a straight-line basis over the term of the lease.

The property valuations have incorporated the future cash flows of these leases in arriving at the market value and as such an accounting adjustment, being an adjustment to the value of the investment property, has to be made to take into consideration the lease incentives.

Under IFRS 13, purchaser's costs must be accounted for in the valuation of property and the intention to sell the property holding company, rather than the property itself, has no bearing on the valuation of the investment property.

RICS Red Book valuations and site visits are performed on investment properties in Jersey and Guernsey at year end by Montagu Evans LLP, London. Fees for the valuer are fixed and agreed on an annual basis.

Valuations are reviewed and approved by the Directors. The basis of the valuations is as described in Note 2. All investment properties are categorised as level 3 in the IFRS 13 fair value hierarchy. Transfers between levels are deemed to occur at the end of the reporting period. There have been no transfers of properties between levels 1, 2 and 3 during the year (30 September 2024: none).

An increase in passing rent or ERV would increase valuations of the investment properties. A decrease in the initial yield or equivalent yield would also increase the valuation. The effect of this sensitivity is detailed in Note 22. An equivalent yield of between 6.75% and 8.0% (30 September 2024: 6.75% and 7.76%) has been used in determining the fair value as at 30 September 2025.

There are interrelationships between all these unobservable inputs as they are determined by market conditions. The existence of an increase in more than one unobservable input would be to magnify the impact on the valuation. The impact on the valuation will be mitigated by the interrelationship of the two unobservable inputs moving in the same direction, e.g. an increase in rent may be offset by an increase in rental yield, resulting in no net impact on the valuation.

The entire share capital of the companies listed in Note 23 are the subject of a guarantee and indemnity between these parties in favour of RBSI, with exception of Fort Anne Holdings Limited and St Helier Investments Limited. The properties held by the subsidiaries, as detailed in Note 23, are also subject to individual bonds in favour of RBSI. Further details of the loan and borrowings are provided in Note 16.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 30 September 2025

9. OPERATING LEASES

The below table details the minimum lease receipts of the operating leases of the Group:

(a) Calculated based on the assumption that tenants will continue to occupy the property until the agreed lease expiry date:

	30 September 2025 £	30 September 2024 £
Within 1 Year	16,559,763	17,623,407
1 to 2 Years	16,377,900	16,445,646
2 to 3 Years	16,377,900	16,401,298
3 to 4 Years	16,219,160	15,899,976
4 to 5 Years	15,297,761	15,741,236
After 5 Years	64,857,041	78,130,692
	145,689,525	160,242,255

(b) Calculated based on the assumption that tenants will exercise their break lease date option:

	30 September 2025 £	30 September 2024 £
Within 1 Year	16,559,763	17,623,407
1 to 2 Years	15,656,214	16,416,846
2 to 3 Years	13,955,451	15,867,653
3 to 4 Years	13,762,688	14,573,419
4 to 5 Years	11,494,889	14,380,656
After 5 Years	28,461,729	45,597,324
	99,890,734	124,459,305

Significant agreements

Guernsey

Regency Court - is a multi-tenant property located in Guernsey which is leased on fixed term agreements. The majority of agreements are for leases ending between March 2030 and July 2037. Three of the tenants have break clauses which can be enacted in July 2027, October 2030 and November 2033.

Royal Chambers - is a multi-let property to four tenants located in Guernsey. The majority of agreements are for leases ending between June 2033 and October 2038. Four of the tenants have break clauses which can be enacted in July 2027, October 2031, May 2034 and October 2035.

Glategny Court - is a fully let, multi-tenant property located in Guernsey which is leased on fixed term agreements. The majority of agreements are for leases ending between September 2034 and September 2038. Two of the tenants have break clauses which can be enacted in September 2029 and January 2032.

Royal Bank Place - is a fully let, multi-tenant property located in Guernsey which is leased on fixed term agreements, the earliest of which expires in September 2028. Two of the tenants have break clauses which can be enacted in May 2033 and December 2033.

Oak House - is a fully let, single tenant property located in Guernsey. The property is leased on a fixed term agreement which expires in January 2035.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 30 September 2025

9. OPERATING LEASES (continued)

Significant agreements (continued)

Jersey

Liberation House - is a fully let, multi-tenant property located in Jersey which is leased on fixed term agreements. The majority of agreements are for leases ending between October 2029 and October 2041. Four of the tenants have break clauses which can be enacted in November 2029, October 2032, April 2034 and October 2035.

Windward House - is a fully let, multi-tenant property located in Jersey which is leased on a fixed term agreement. The agreements are for leases ending between August 2033 and August 2036, two tenants have break options that can be enacted in August 2029.

18 - 22 Grenville Street - is a single tenant property located in Jersey which is leased on a fixed term agreement ending in April 2035. There is no break option.

Isle of Man

Vicarage House - is a single tenant property located in the Isle of Man which is leased on a fixed term agreement of 15 years ending in May 2032, with a break option that can be enacted in May 2027.

First Names House - is a single tenant property located in the Isle of Man which is leased on a fixed term agreement of 21 years ending in June 2038, with a break option that can be enacted in June 2035.

All tenants undergo rent reviews every three years, with the date of each review based on the inception date of the lease. Increases are either linked to the Retail Price Index or agreed in line with market values at the time of the review.

During the year, one tenant has contributed more than 15% of the rental income of the Group. This tenant currently has a tenancy in Royal Chambers in Guernsey and 18-22 Grenville Street in Jersey.

10. SERVICE CHARGE INCOME AND EXPENSES

The leases for the multi-tenant properties listed in Note 9 entitle the Group to invoice tenants for service charges quarterly in advance based upon a budgeted amount for each year. These monies are held in a client account with the Property Asset Manager in accordance with RICS professional standards, and are used to settle electricity, water, rates, maintenance, etc. Service charge income is recorded to reflect recharged expenses. The difference between service charge income and service charge expense is either refundable or payable by the Group.

During the year, service charge income of £5,060,828 (30 September 2024: £5,662,113) was received from occupiers and an amount of £5,273,983 (30 September 2024: £5,813,295) had been incurred in relation to these services.

If there is a vacancy in one of the properties, an amount of these expenses would become the responsibility of the respective property holding company in a proportion relative to the size of the vacancy. During the year, non-recoverable expenses of £213,155 (30 September 2024: £151,182) were incurred by the Group as a result of vacant spaces, primarily in Royal Chambers and Regency Court.

11. BASIC AND DILUTED EARNINGS PER SHARE

The basic and diluted earnings per share for the Group is based on the profit for the year of £8,729,133 (loss for the year ended 30 September 2024: £2,129,358) and the weighted average number of Ordinary Shares in issue during the year of 156,707,866 (30 September 2024: 159,892,798). The basic and diluted earnings per share is £0.06 at the reporting date (30 September 2024: £0.01 loss per share).



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 30 September 2025

12. OTHER OPERATING EXPENSES

	30 September 2025 £	30 September 2024 £
Administration fees*	529,798	339,255
Legal and professional fees	484,808	642,718
Repairs and maintenance	33,363	29,024
Directors' fees and expenses	189,571	186,103
Regulatory fees	117,580	104,177
Audit fees**	138,943	108,320
General expenses	61,364	32,151
Insurance	26,204	21,256
Loan arrangement fee	28,000	-
Sundry expenses	23,707	46,933
	1,633,338	1,509,937

*The administration fees incurred during the year ended 30 September 2025 include historic inflationary adjustments applied for 2023, 2024, and 2025 totalling £57,295. In addition, administrators levied variable charges for out-of-scope services related to Group transactions, consistent with the terms outlined in the engagement letters, which totalled £43,069.

** The increase in audit fees during the period primarily reflects additional variable charges associated with the audit of the Company's 30 September 2024 consolidated financial statements.

Fees and expenses relating to the establishment of the subsidiaries will be borne by the Group. The Group will also incur ongoing operational expenses. These expenses include audit costs, costs of valuing and pricing assets, expenses of publishing any reports or notices, bank charges and any other expenses relating to the making of any capital or income distributions, insurance premiums, legal and professional expenses which the Group incurs, whether in litigation on behalf of the Group or in connection with the ongoing administration of the Group or otherwise and any other costs of a similar nature.

13. CASH AND CASH EQUIVALENTS

Included in cash and cash equivalents of £5,319,283 (30 September 2024: £5,905,762) is £1,018,782 (30 September 2024: £1,018,782) of cash held under the security terms of the loan facility with RBSI. Further details of the loan facility are disclosed in Note 16.

14. TRADE AND OTHER RECEIVABLES

	30 September 2025 £	30 September 2024 £
Prepayments	72,920	3,602
Sundry debtors	125,558	232,558
Amounts due from tenants	21,321	1,424
	219,799	237,584



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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 30 September 2025

15. OTHER PAYABLES

	30 September 2025 £	30 September 2024 £
Investment Manager fees	354,067	398,091
Loan interest and commitment fees – RBSI	1,372,932	1,782,393
Taxation	1,099,256	659,706
GST / VAT	50,329	146,173
Audit fees	109,360	108,320
Dividend	6,210	6,210
Other creditors	185,069	287,962
Provision for Dilapidation	295,391	67,590
	3,472,614	3,456,445

16. LOANS AND BORROWINGS

	30 September 2025 £	30 September 2024 £
<i>Due after 1 year:</i>		
RBSI:		
Net loan liability at beginning of year	123,274,552	119,692,285
Loan principal drawdown	-	3,500,000
Loan principal repayment	(14,000,000)	-
Loan set up costs	-	-
Amortisation of loan set up costs	82,043	82,267
Net loan liability due after 1 year	109,356,595	123,274,552
TOTAL NET LOAN LIABILITY DUE AFTER 1 YEAR	109,356,595	123,274,552
Unamortised RBSI loan set up costs	(143,405)	(225,448)
RBSI loan principal liability	109,500,000	123,500,000
	109,356,595	123,274,552

There is no loan liability due before 1 year.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 30 September 2025

16. LOANS AND BORROWINGS (continued)

On 30 September 2021, the bank finance was renegotiated under a restated and amended loan facility agreement (the "Agreement"). The effective date of the Agreement was 1 October 2021 with expiry date of 30 June 2027. The result of the Agreement was to amend the total commitment to £125,000,000, of which £123,500,000 has been drawn as at the year ended 30 September 2024.

During the year, the loan principal and total commitment was reduced by £14,000,000 using the proceeds from the sale of Fort Anne and 17/18 Esplanade to £109,500,000. A fee of £8,000 was incurred in relation to variation of terms of the loan agreement, as disclosed in Note 12.

On 30 September 2021, capitalised costs of £300,916 were written off on termination of the previous facility. Following this, costs of £471,800 were capitalised in relation to the Agreement, of which £84,042 had been unwound during the year ended 30 September 2025.

Security has been provided by way of a charge over the Group's investment properties under the Agreement. Interest is charged at the aggregate of the margin and SONIA rate and is payable quarterly in arrears.

The interest charged on the loan of £109,500,000 is the aggregate of the margin and SONIA rate. As at 30 September 2025, the rate of interest charged was 6.58% (30 September 2024: 6.95%) on the outstanding loan. Commitment fees are charged on the loan at a rate of 1.00% of the undrawn principal.

The loan facility was drawn to assist with financing the purchase of the properties. In accordance with the Agreement the Group has various non-financial and financial covenants that are required to be met. These are reviewed and confirmed to RBSI on a quarterly basis.

In addition, the covenants are frequently monitored by the Investment Manager and sensitivity analysis is performed on at least a quarterly basis. The four financial covenants are detailed in the following table.

The Company has signed an overdraft agreement with RBSI, with a limit of £2,000,000, bearing interest at 2.5% per annum above the base rate for borrowings within the limit and 15% per annum for borrowings exceeding the limit. This has not been utilised during the financial year. A loan arrangement fee of £20,000 was incurred, as disclosed in Note 12.

Covenants	Requirement	30 September 2025	30 September 2024
Loan to Market Value Ratio (including lease incentives)	Must not exceed 55%	48.76%	50.89%
Loan to Market Value Ratio (excluding lease incentives)	Must not exceed 55%	50.70%	52.53%
Projected Interest Cover Ratio	Must be in excess of 225%	365.22%	356.26%
Historic Interest Cover Ratio	Must be in excess of 225%	382.90%	336.61%
Projected Debt to Rent Cover	Must not exceed 900%	623.28%	713.15%

All figures in the above table are calculated using inputs from the financial statements, in accordance with IFRS Accounting Standards.



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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 30 September 2025

17. DERIVATIVE FINANCIAL INSTRUMENTS

On 11 November 2021, the Company entered into two derivative arrangements with Natwest Markets plc ("Natwest") on £90,000,000 of its debt, split equally between an interest rate swap for £45,000,000 and an interest rate cap with a strike rate of 1% on the other £45,000,000. These arrangements became effective on 15 January 2022 and will expire on 30 June 2027.

In 2024, the Company entered into an additional agreement with Natwest for an interest rate swap hedging the remaining £35,000,000 of the loan facility at 4.09%. This arrangement became effective on 15 July 2024 and will expire on 30 June 2027. During the year, the nominal amount was reduced to £19,500,000 following the sale of properties and partial repayment of the loan principal.

The fair value of the derivatives in respect of these contracts is based on their marked to market value. The interest rate swaps, and interest rate cap are classified as level 2 under the hierarchy of fair value measurements required by IFRS 13.

Derivatives primarily held for risk management purposes

	Assets £	Notional Amount £
Net derivative financial assets at beginning of year	6,123,330	125,000,000
Movement during the year of interest rate cap receivable	(1,849,707)	-
Movement during the year of interest rate swap receivable	(242,244)	(15,500,000)
AS AT 30 SEPTEMBER 2025	4,031,379	109,500,000
AS AT 30 SEPTEMBER 2024	6,123,330	125,000,000

During the year, the Company received £3,156,280 (2024: £3,484,191) interest in relation to the Derivative Financial Instrument Agreements. Both elements of the derivatives have a maturity date of 30 June 2027.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 30 September 2025

18. SHARE CAPITAL AND RESERVES

Authorised

The Company has an unlimited number of Ordinary Shares of no par value.

Issued and Fully Paid

	No. of Shares	£
Ordinary Shares		
Balance as at 30 September 2023	159,892,798	154,064,292
Issued during the year	-	-
Issue costs	-	-
Balance as at 30 September 2024	159,892,798	154,064,292
Issued during the year	-	-
Buybacks during the year	(6,250,000)	(5,000,000)
Issue costs	-	-
Balance as at 30 September 2025	153,642,798	149,064,292

The rights attaching to the Ordinary Shares are as follows:

- As to income – the holders of Ordinary Shares shall be entitled to receive, and participate in, any dividends or other distributions attributable to the Ordinary Shares and available for dividend or distribution and resolved to be distributed in respect of any accounting period or any other income or right to participate therein.
- As to capital – the holders of Ordinary Shares shall be entitled on a winding up, to participate in the distribution of capital.
- As to voting – the holders of the Ordinary Shares shall be entitled to receive notice of and to attend and vote at general meetings of the Company.

During the year, the Board authorised a buyback scheme of 6.25 million shares at a price of 80p per share. Following the completion and settlement of the buyback, these shares were cancelled and the Company's total outstanding shares reduced to 153,642,798

Hedging Reserve

	Year to 30 September 2025 £	Year to 30 September 2024 £
Balance at start of year	6,123,330	11,079,044
Movement during the year	(2,091,951)	(4,955,714)
Balance at end of year	4,031,379	6,123,330

Movements relating to the derivative financial instruments arrangement are transferred from the profit or loss to hedging reserve at year end.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 30 September 2025

19. MATERIAL AGREEMENTS

Fees Payable to the Administrator

The Administrator of the Company is Aztec Financial Services (Guernsey) Limited ("Aztec"). Aztec and Atla Fiduciaries Limited provide administration services to the Company's subsidiaries. These companies are collectively known as the "Administrators". Total fees charged by the Administrators during the year, including variable fees and out of pocket expenses, were £529,798 (30 September 2024: £339,255), of which £nil amount remained payable as at 30 September 2025 (30 September 2024: £nil).

The Administrators have the right to be reimbursed from the Company for any reasonable out of pocket expenses incurred in carrying out their responsibilities.

Fees Payable to the Property Asset Manager

The Property Asset Manager is entitled to receive a fee for each property it manages. Where this property is multi-let, the full amount of the fee is recoverable via the service charge. Should any tenant from a multi-let property vacate their lease, the Group would be responsible for their share of the management fee.

Total property management fees during the year ended 30 September 2025 were £48,438 (30 September 2024: £49,912), of which £nil remained payable as at 30 September 2025 (30 September 2024: £nil). During the year, the Company also paid £16,533 of agency letting fees to the Property Asset Manager in relation to the ground floor of Regency Court.

Fees Payable to the Investment Manager

Management fee

Pursuant to the Investment Management Agreement, the Company pays the Investment Manager an annual fee equal to 0.6% per annum of the Gross Asset Value of the Company (which shall include assets that were purchased with leverage) calculated by reference to the Gross Asset Value as at the end of each quarter and payable quarterly in arrears. To the extent that there is a capital raising during a quarter, an adjustment shall be made to Gross Asset Value on a time apportioned basis.

Where the completion date of the acquisition of an investment is made part way through a quarter, the portion of the fee paid relating to that investment shall be apportioned pro rata in accordance with the period from the completion date to the end of that quarter.

Fees charged by the Investment Manager during the year were £1,480,317 (30 September 2024: £1,623,742), of which £354,067 remains unpaid at 30 September 2025 (30 September 2024: £398,091).

Acquisition fees

Pursuant to the Investment Management Agreement, the Company pays the Investment Manager an acquisition fee which will not exceed 1.5% of the purchase price of each investment upon completion of such purchase. During the year, no acquisition fees were incurred for the year ended 30 September 2025 (30 September 2024: £nil).

Disposal fees

Pursuant to the Investment Management Agreement, the Company pays the Investment Manager a disposal fee of up to 1.5% of the sale price of the property sold. During the year, the Company sold two properties and incurred a total amount of £210,000 for the year ended 30 September 2025 (30 September 2024: £nil).

Fees Payable to the Project Manager

The Company paid fees of £31,001 (30 September 2024: £30,479) to Ravenscroft Project Management Limited. These fees relate to one-off projects such as upgrades and refurbishment of the portfolio properties as instructed by the Board.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 30 September 2025

20. RELATED PARTY TRANSACTIONS

The following transactions have been entered into with parties deemed to be related to the Company. The terms of these transactions are disclosed below and are equivalent to those that would prevail in an arms' length transaction.

Directors

The Remuneration Committee determines Directors' remuneration and sets the Company's remuneration policy. During the current year the Directors were entitled to the following fees per annum:

	30 September 2025 £	30 September 2024 £
Directors		
Shelagh Mason	62,540	61,983
Steve Le Page	46,080	45,090
Paul Le Marquand	39,240	38,395
Paul Turner	39,240	38,395
	187,100	183,863

At 30 September 2025, there were no outstanding fees between the Directors and the Company (30 September 2024: £nil). During the year, the Directors received £187,100 (30 September 2024: £183,863). The Directors received £2,471 (30 September 2024: £2,240) as reimbursement for expenses during the year.

The following shares were held by related parties:

	As at 30 September 2025	As at 30 September 2024
Directors		
Shelagh Mason	100,000	100,000
Steve Le Page	100,000	100,000
Paul Le Marquand	-	-
Paul Turner	20,000	20,000
Libby Burne*	N/A	N/A
Employees of the Investment Manager		
Jon Ravenscroft	500,000	500,000
Brian O'Mahoney**	100,000	100,000

*Libby Burne was appointed as Director on 4 November 2025

**In addition, 50,000 shares are held indirectly through a Retirement Annuity Trust Scheme

21. AUDITOR'S REMUNERATION

PricewaterhouseCoopers CI LLP (the "Auditor") was appointed as auditor of the Group on 21 August 2018.

During the year, the audit fee charged to the profit or loss was £138,943 (30 September 2024: £108,320), of which £109,360 (30 September 2024: £108,320) remained payable at 30 September 2025.



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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 30 September 2025

22. FINANCIAL RISK MANAGEMENT AND TREASURY POLICIES

Market price risk

The Group's exposure to market price risk is comprised mainly of movements in the value of the Group's investment properties and are inherently difficult to value due to the individual nature of each property. As a result, valuations are subject to uncertainty. There is no assurance that the estimates resulting from the valuation process will reflect the actual sales price even where the sale occurs shortly after the valuation date.

The Board manages and monitors this risk by reviewing periodic updates and ensures that if future properties are to be acquired then property acquisition values will be below fair market value where possible.

The performance of the Group would be adversely affected by a downturn in the commercial property market of the Channel Islands or the Isle of Man in terms of market value. In the event of default by a tenant or during any other void period, the Group may suffer a rental shortfall and incur additional expenses until the property is re-let. These expenses could include legal and surveyor's costs, re-letting, refurbishment or upgrading costs, maintenance costs, insurances, rates and marketing costs. As the main input to the valuation of the properties is ERV a reduction in the level of rent would result in a reduction in the value of the property.

Any future property market recession could materially affect the market value of properties. The market value of an investment in properties depends largely on the amount of rental income generated from the property and the expenses incurred in the development or redevelopment and management of the property, as well as upon changes in the equivalent yield of the property.

Rental income and consequently the market value of properties are generally affected by overall conditions in the relevant local economy, such as growth in gross domestic product, employment trends, inflation and changes in interest rates. Changes in gross domestic product may also impact employment levels, which in turn may impact on the demand for premises.

Both rental income and equivalent yields may also be affected by other factors specific to the commercial property market, such as competition from other property owners, the perceptions of prospective occupiers of the attractiveness, convenience and safety of properties, the inability to collect rents because of the bankruptcy or insolvency of occupiers or otherwise, the periodic need to renovate, repair and re-lease space and the costs thereof, the costs of maintenance and insurance, and increased operating costs.

Any change to the laws and regulations relating to the Guernsey, Jersey or Isle of Man commercial property market may have an adverse effect on the market value of the property portfolio and / or the rental income of the property portfolio.

The Board aims to minimise the rental income risk through careful selection and thorough due diligence on prospective / existing occupiers.

The Group's sensitivity to movements in the key valuation inputs is detailed below:

	30 September 2025 £	30 September 2024 £
Increase in estimated rental value of 5% (2024: 5%)	8,073,382	9,045,692
Decrease in estimated rental value of 5% (2024: 5%)	(8,191,668)	(8,752,200)
Increase in equivalent yield of 0.50% (2024: 0.50%)	(15,702,141)	(12,576,245)
Decrease in equivalent yield of 0.50% (2024: 0.50%)	18,005,775	14,440,785



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 30 September 2025

22. FINANCIAL RISK MANAGEMENT AND TREASURY POLICIES (continued)

Liquidity risk

The Group's main assets are property assets which are traded in an environment where deal timescales can take place over months. As a result, the Group may not be able to liquidate quickly some of its properties at an amount close to their fair value in order to meet liquidity requirements. The Board monitors this risk by reviewing future cash flow projections of the Group on a regular basis to ensure that future liabilities can be met as and when they fall due.

The table below analyses the Group's liabilities, which will be settled on a net basis through derivatives, into relevant maturity groupings based on the remaining period at the Consolidated Statement of Financial Position date to the current contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows. The fair value of balances due within 12 months, equal their carrying balances as the impact of discounting is not significant.

CONTRACTUAL CASHFLOWS					
	Carrying Amount	Total	Less than 1 year	Between 1 and 5 years	Over 5 years
30 September 2025					
Other payables (excluding rent received in advance)	(3,472,614)	(3,472,614)	(3,472,614)	-	-
Borrowings*	(109,356,595)	(131,038,083)	(4,810,427)	(126,227,656)	-
	(112,829,209)	(134,510,697)	(8,283,041)	(126,227,656)	-
30 September 2024					
Other payables (excluding rent received in advance)	(3,456,445)	(3,456,445)	(3,456,445)	-	-
Borrowings	(123,274,552)	(146,444,452)	(4,860,924)	(141,583,528)	-
	(126,730,997)	(149,900,897)	(8,317,369)	(141,583,528)	-

*Contractual cash flows for borrowings in less than 1 year relate to loan interest and non-utilisation fees only. The full repayment of the loan is expected to be made in 2 years upon expiry.

Credit risk

Credit risk is the risk that an issuer or counterparty will be unable or unwilling to meet a commitment that it has entered into with the Group. In the event of a default by an occupier, the Group would suffer a rental income shortfall and incur additional costs, including legal expenses, in maintaining, insuring and re-letting the property. Tenant incentive debtors would also be written off. The Group's largest single occupier generated 15.31% (30 September 2024: 13.50%) of the Group's rental income with the next largest generating 8.85% (30 September 2024: 7.80%).

Credit risk in respect of other financial assets is reflected in the carrying value of these assets being set to their fair value. The Board monitors the placement of cash balances on an ongoing basis. All cash is placed with reputable institutions. The majority of the Group's cash is held at RBSI, who have a Fitch rating of A.



Consolidated Financial Statements

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 30 September 2025

22. FINANCIAL RISK MANAGEMENT AND TREASURY POLICIES (continued)

Credit risk (continued)

The following table analyses the Group's maximum exposure to credit risk. The maximum exposure is shown gross, before the effect of mitigation through the use of netting at the reporting date:

	30 September 2025 £	30 September 2024 £
Derivative financial instruments	4,031,379	6,123,330
Cash and cash equivalents – RBSI	5,319,283	5,905,762
Trade and other receivables (excluding prepayments)	146,879	233,982
	9,497,541	12,263,074

Interest rate risk

The Group is exposed to risk associated with the effects of fluctuations in the prevailing levels of market interest rates on its cash and debt positions. Management review market interest rates, cash and bank balances on a regular basis to take advantage of the best rates offered at any time.

The interest rate profile of the financial assets and liabilities, after the impact of hedging, as at the Consolidated Statement of Financial Position date is as follows:

	Variable rate financial assets £	Fixed rate financial liabilities £
As at 30 September 2025	5,319,283	(109,356,595)
As at 30 September 2024	5,905,762	(123,274,552)

At 30 September 2025, if interest rates had moved by 0.5% with other variables remaining constant, the change in equity and profit or loss for the year would amount to approximately + / - £26,912 (30 September 2024: + / - £29,529).



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 30 September 2025

22. FINANCIAL RISK MANAGEMENT AND TREASURY POLICIES (continued)

Fair values

The Board considers that the fair values of financial assets and liabilities are not materially different from their carrying values in the Consolidated Financial Statements. The following summarises the main methods and assumptions used in estimating the fair values of financial instruments.

	30 September 2025 £	30 September 2024 £
Financial assets not measured at fair value, for which fair value is disclosed		
Receivable on rental incentives	8,555,251	7,599,644
Cash and cash equivalents	5,319,283	5,905,762
Trade and other receivables (excluding prepayments)	146,879	233,982
	14,021,413	13,739,388
Financial liabilities not measured at fair value, for which fair value is disclosed		
Loan and borrowings	109,356,595	123,274,552
Other payables	3,472,614	3,456,445
	112,829,209	126,730,997

Derivative financial instruments

The fair value for the derivative financial instruments is provided by Natwest, the counterparty to the deal, using valuation models. In the fair value hierarchy, the derivatives are classified as level 2 as the inputs to the valuation models are observable.

The fair value hierarchy levels are as follows:

- Level 1 Quoted prices (unadjusted) in active markets for identical assets and liabilities;
- Level 2 Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and
- Level 3 Inputs for the assets or liability that are not based on observable market data (unobservable inputs).

There have been no transfers between levels 1, 2 and 3 during the year (30 September 2024: None).

Interest-bearing loans and borrowings

The carrying value of interest-bearing loans and borrowing approximate fair value due to the floating rate nature of the instruments. As such these values are based on the amounts which are to be repaid, less any costs incurred in obtaining the borrowings. These costs are then amortised over the period of the borrowings.

Trade and other receivables / payables

All trade receivables and trade payables are deemed to be due within one year and as such the carrying amount is considered to reflect the fair value.

Cash and cash equivalents

Cash and cash equivalents are deemed to be due within three months and as such the carrying amount is considered to reflect the fair value.



Consolidated Financial Statements

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 30 September 2025

22. FINANCIAL RISK MANAGEMENT AND TREASURY POLICIES (continued)

Capital risk management

The Board's policy is to maintain a strong capital base to ensure that entities within the Group will be able to continue as going concerns while maintaining investor, creditor and market confidence and to sustain future development of the business.

The Board carefully considers the balance between the higher levels of return that may be available from higher levels of borrowing and the security provided by a strong equity base. The Board then monitors the level of dividends payable to shareholders who provide this base. There were no changes in the Group's approach to capital management during the year.

The capital structure consists of net debt, being borrowings as disclosed in Note 16 offset by cash and cash equivalents, and equity of the Group, being issued capital, reserves and accumulated deficit.

23. INVESTMENTS IN SUBSIDIARIES

Subsidiary	Date of incorporation/ acquisition	Tax Domicile
CIPF Holdings (Guernsey) Limited	19 March 2015	Guernsey
- Regency Court Property Limited	30 November 2010	Guernsey
- Gategny Holdings Limited	8 August 2014	Guernsey
- Guernsey Property No.4 Limited	1 July 2016	Guernsey
- Jubilee Management Limited	2 January 2019	Guernsey
- Esplanade Properties (Guernsey) Limited	12 October 2017	Guernsey
- Jubilee Management Limited	2 January 2019	Guernsey
- 2G Limited	30 July 2020	Guernsey
CIPF Holdings Jersey Limited	7 January 2016	Guernsey
- St Helier Investments Limited*	19 July 2013	Jersey
- Liberty Wharf 4 Limited	16 September 2016	Jersey
- Specular Limited	4 September 2020	Jersey
CIPF Holdings (IOM) Limited	17 May 2017	Isle of Man
- Vicarage House Limited	15 December 2015	Isle of Man
- Fort Anne Holdings Limited*	1 July 2016	Isle of Man
- FN House Limited	18 May 2017	Isle of Man

*Following the sale of 17/18 Esplanade and Fort Anne, these companies are in the process of being wound up

All companies listed above are 100% owned and were originally set up to acquire properties, with the exception of Jubilee Management Limited. Guernsey Property No.4 Limited and Esplanade Properties (Guernsey) Limited own 34.67% and 20.79% of the shares of Jubilee Management Limited respectively.

The Group owns, indirectly through those two subsidiaries, a total of 55.46% of the Ordinary Class A shares in Jubilee Management Limited. On 18 August 2020, the "golden" share owned by the Property Asset Manager was executed and the Company took control of the entity. The results of Jubilee Management Limited are consolidated into these financial statements from the date control was obtained.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 30 September 2025

24. NET ASSET VALUE PER SHARE

The below table reconciles the difference between the published net asset value as at 30 September 2025 and the IFRS net asset value calculated as part of these Consolidated Financial Statements. The variances detailed have resulted from disparities between the special valuation assumptions used for the purposes of the published net asset value and those required under IFRS.

There are also sometimes variances in the accruals recorded between the publication of the unaudited net asset value and the Consolidated Financial Statements. These tend to arise as a result of the differing time frames between the preparation of each report. Should additional information become available after the publication of the quarterly valuation, these changes would be reflected in the Consolidated Financial Statements but not the published valuation. Special assumptions on investment properties located in Guernsey and Isle of Man during the valuation process in relation to document duty have been made. The adjustments to fair value of investment property detailed in the below table reflect this special assumption of purchaser's costs at 1.5%.

	30 September 2025 £	30 September 2024 £
Net asset value attributable to Ordinary Shares per consolidated financial statements	117,845,736	124,463,277
<i>Adjustments:</i>		
Adjustments to fair value of investment property	10,910,000	8,995,000
Adjustments to tax payable	763,939	(144,240)
Adjustments to other current assets and liabilities	(192,031)	(15,346)
Published net asset value per the Regulatory News Service	129,327,644	133,298,691
Shares in issue	153,642,798	159,892,798
Published Net Asset Value per share	0.842	0.834
IFRS Net Asset Value per share	0.767	0.778

25. DIVIDENDS

During the year, dividends totalling 6.6 pence per share (£10,346,674) (30 September 2024: 6.6 pence per share (£10,552,924)) have been declared and £6,210 (30 September 2024: £6,210) remains outstanding at 30 September 2025, to ordinary shareholders.

26. CONTROLLING PARTY

Due to the nature of the ownership of the shares in the Company, in the Directors' opinion there is no ultimate controlling party.



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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the year ended 30 September 2025

27. EVENTS AFTER REPORTING DATE

On 3 November 2025, the Company approved an interim dividend of £0.0165 per ordinary share, which was paid on 28 November 2025.

Board Changes

As part of the Board's planned succession process, the Company announced Libby Burne's appointment as a non-executive director on 4 November 2025 and Steve le Page confirmed he would not stand for re-election at the AGM in February 2026.

On 21 November 2025 Shelagh Mason announced she would be stepping down from the Board with effect from 31 December 2025. As described in the Chairman's Statement, Libby Burne will assume the role of Interim Chair until a Permanent Chair is appointed and Steve le Page will continue as Chair of the Audit Committee until the AGM.





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