GCP
ASSET
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GCP Asset Backed Income Fund Limited

Annual report and financial statements
for the year ended 31 December 2025

Gravis

Contents

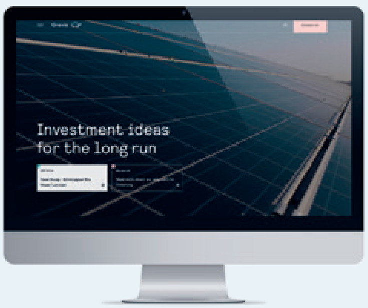
About the Company

GCP Asset Backed Income Fund Limited is a listed investment company which focuses predominantly on investments in UK asset backed loans.

The Group is pursuing a managed wind-down, with the objective of realising all existing assets in an orderly manner. The portfolio remains diversified across asset backed loans in the social infrastructure, property, energy and infrastructure, and asset finance sectors, primarily located in the UK.

The Company is a closed-ended investment company incorporated in Jersey. It is listed on the Official List of the FCA with its shares admitted to trading on the LSE since 23 October 2015.

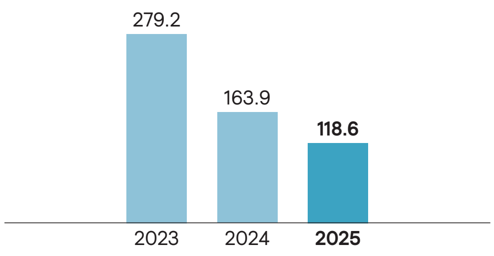
At 31 December 2025, it had a market capitalisation of £118.6 million. The Company is a constituent of the FTSE All-Share Index.



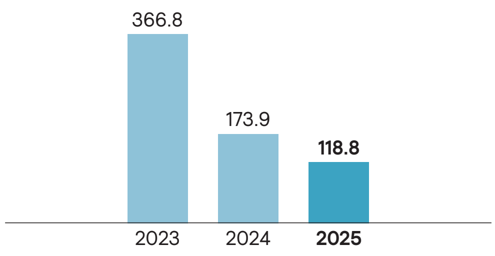
www.gcpassetbacked.com

At a glance – 31 December 2025

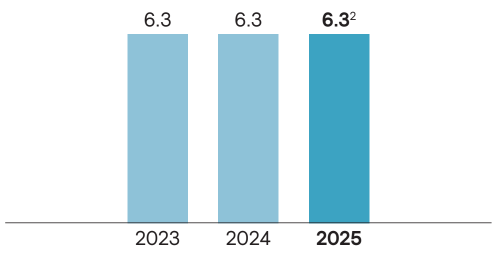
Market capitalisation £m



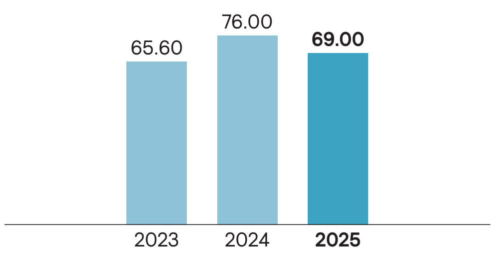
Value of investments[1] £m



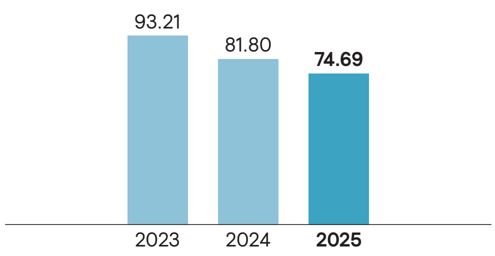
Dividends for the year p



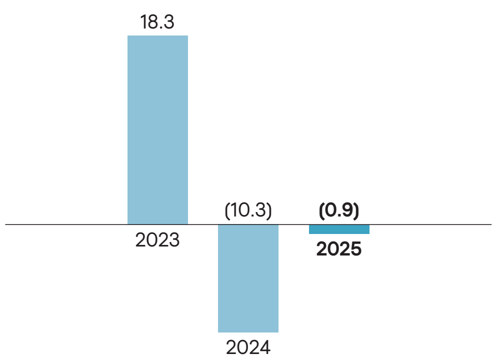
Share price p



NAV per ordinary share p



Profit/(loss) for the year £m



Highlights for the year

- Dividends of 6.3[2] pence per share declared and paid in respect of the year. Aggregate dividend payments over the last twelve months represent a 9.2% yield on the Company's closing share price at 31 December 2025.
- Continued strong progress has been made on the Company's managed wind-down. During the year, 43.7 million shares were redeemed, resulting in a total of 253.7 million shares redeemed since the commencement of the realisation programme, returning £221.6 million to shareholders and representing a 61.1% reduction in share capital.
- Loss for the year of £0.9 million (31 December 2024: loss of £10.3 million). The reduction in losses primarily reflects lower net valuation losses and write-downs on the portfolio compared to the prior year. Further information on financial performance is included on page 19.
- NAV per ordinary share of 74.69[3] pence at 31 December 2025, a decrease of 8.6% from the prior year. Further information is included in the Investment Manager's report on pages 12 to 17.
- Exposure to a diversified, partially inflation and/or interest rate-protected portfolio of 19 asset backed loans with a third party valuation of £115.8 million[4] at 31 December 2025.
- Follow-on investments of £13.4 million in existing portfolio companies were made during the year, where in the Board's view, such investments would maximise the ultimate realisation by the Company.
- Principal repayments of £53.8 million received in the year, generating repayment fees of £0.4 million and generating an average IRR[5] of 8.5%. Interest amounts of £1.7 million were capitalised in accordance with contractual terms.
- Total NAV return[5] of -1.2% (31 December 2024: -3.3%) and an annualised total NAV return since IPO[5] of 44.4%.
- Post year end, the Group received repayments totalling £8.1 million.

1. Includes the valuation of the Subsidiary, refer to note 11 to the financial statements for further information.
2. Total dividends of 6.325 pence include a quarterly dividend of 1.58125 pence per share for the quarter to 31 December 2025, which was declared post year end.
3. Does not include a provision for the dividend in respect of the quarter to 31 December 2025, which was declared and paid post year end.
4. Valuation of the portfolio held by the Subsidiary. The Company makes its investments through its wholly owned Subsidiary. Refer to note 1 to the financial statements for further information.
5. Alternative performance measure – refer to pages 92 to 94 for definitions and calculation methodology.

Investment objectives and KPIs

The Company's purpose as a closed-ended investment company is to meet its investment objective, which is to undertake a managed wind-down of the Company and realise all existing assets in the portfolio in an orderly manner.

Undertake a managed wind-down

To facilitate the cost-effective return of capital to shareholders.

Realise all existing assets

To maximise the value received from the sale or repayment of loans.

Complete in an orderly manner

To facilitate timely capital returns to shareholders.

Key performance indicators

The Company is undergoing a managed wind-down of assets and a return of capital to shareholders

253.7m
Shares redeemed since the inception of the realisation programme

£221.6m
Value of shares redeemed since the inception of the realisation programme

The Group is invested in a portfolio of 19 asset backed loans with a weighted average life of eight years

£53.8m
Principal repayments received in the year

8.5%[1]
Average IRR of loans repaid in the year

The Company has returned capital to shareholders through the redemption of shares while maintaining the dividend for the year

61.1%[2]
Percentage of capital returned to shareholders to date

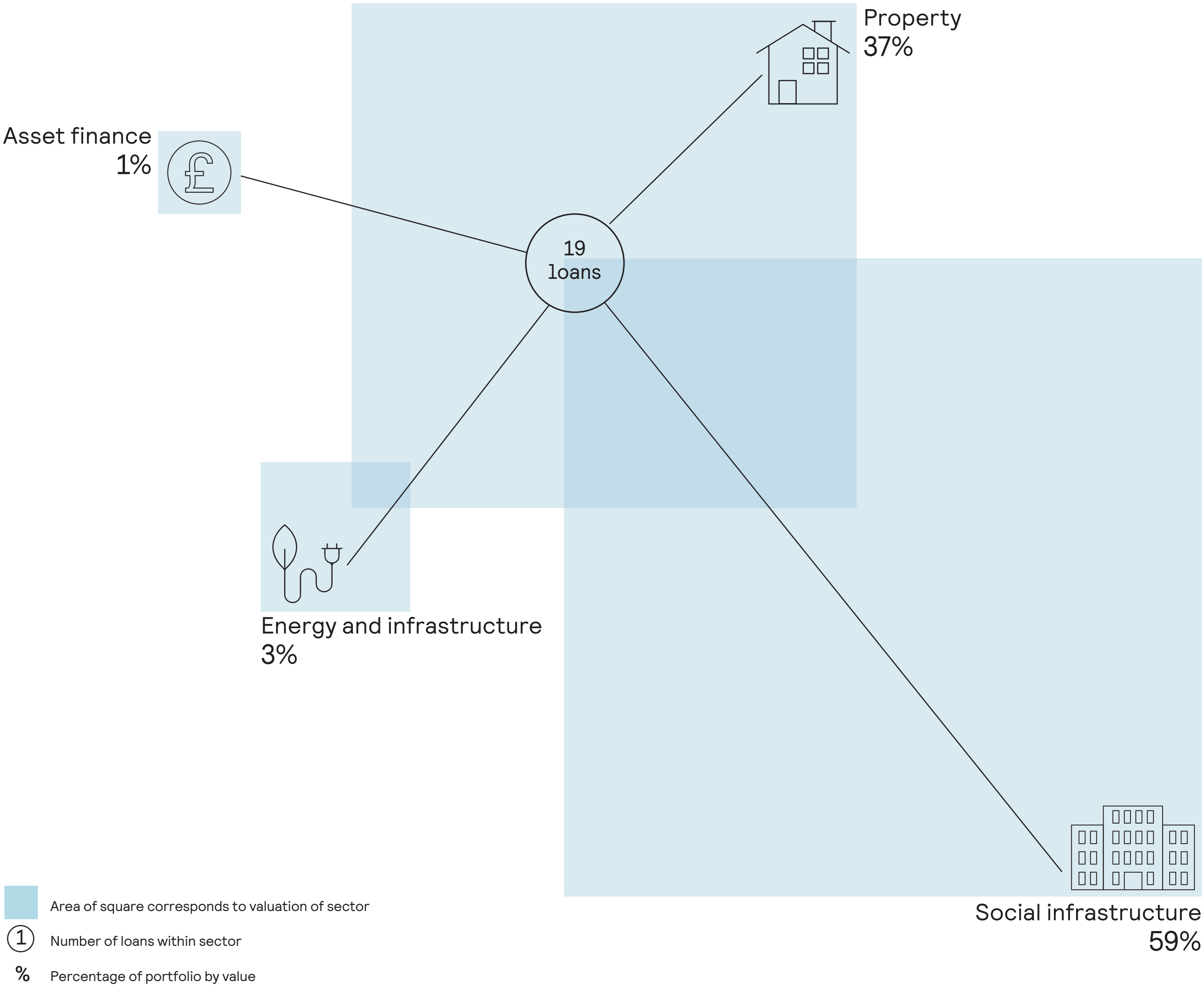
6.3p[3]
Dividends paid for the year

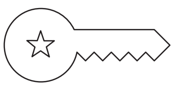
Further information on Company performance can be found on pages 18 to 21.

1. Alternative performance measure – refer to pages 92 to 94 for definitions and calculation methodology.
2. Percentage of the Company's issued share capital redeemed since the inception of the realisation programme, net of shares held in treasury.
3. Total dividends of 6.325 pence include a quarterly dividend of 1.58125 pence per share for the quarter to 31 December 2025, which was declared post year end.

Portfolio at a glance

A portfolio of 19 asset backed loans with an average maturity of eight years which are partially inflation and/or interest rate protected. The loans are predominantly secured against physical assets and contracted cash flows in the UK.





Senior ranking security[1]
78%

UK exposure[2]
89%

Secured against physical assets
86%

1. The classification of the Company's senior or subordinated security is determined from the terms of the facility agreement with each borrower. However, in some cases, the borrower may utilise the Company's senior ranking loan for the purpose of lending to a third party, and for which on a look-through basis, the Company's reported senior security is subordinated. In such cases, the independent Valuation Agent fair values the Company's loan as a subordinated loan.
2. The Group had exposure to overseas assets located in Europe and the US at the year end.

Chairman's statement

I am pleased to present the Company's annual report for the year ended 31 December 2025.

Alex Ohlsson
Chairman

Introduction

The Company's focus over the last 12 months has been on the delivery of the Company's Orderly Realisation Plan. To date, 253.7 million shares have been redeemed, representing 61.1% of the shares outstanding at the start of the Company's Orderly Realisation process. Over this time, £221.6 million has been returned to shareholders through redemptions and £22.0 million in dividends has been paid. Further material redemptions are forecast in 2026.

Overall, the Board is satisfied with the delivery of the Realisation Plan to date. The forecast for the remaining realisations remains within the range of outcomes set out by the Investment Manager in the original Realisation Plan and subsequent updates. A further update on forecast realisations is provided on page 13.

Investments

At the end of the reporting period, the Group's investment portfolio comprised 19 loans with a fair value of £115.8 million (31 December 2024: £170.8 million). During the year, the Company was focused on actively managing its existing assets to achieve the Company's Orderly Realisation objective. Investments of £13.4 million were made in the year by way of follow-on investments in existing portfolio companies where, in the Board's view, such investments would maximise the ultimate realisation by the Company.
The Group received principal repayments of £53.8 million in the year, generating an average IRR[1] of 8.5%.

The portfolio's weighted average annualised yield[1] stood at 8.6% as of 31 December 2025.

Problem loans represented 28.1% of the portfolio by value at the year end. As the portfolio reduces in size through the managed wind-down, individual investments represent a larger proportion of the remaining assets. The Board has therefore concluded that providing highly granular, asset-specific disclosures could become commercially sensitive and potentially prejudicial to ongoing negotiations or enforcement processes. Accordingly, information in the strategic report has been presented on an aggregated basis.

Furthermore, the Board has determined that specific detail regarding the valuation of the portfolio would be commercially sensitive and may prejudice negotiations or enforcement outcomes. As a result, certain disclosures have been appropriately aggregated in the financial statements.

Post year end, the Group received repayments totalling £8.1 million.

1. Alternative performance measure – refer to pages 92 to 94 for definitions and calculation methodology.

Financial performance, NAV and share price

The Company generated total losses of £0.9 million during the year (31 December 2024: losses of £10.3 million), with interest income of £13.4 million (31 December 2024: £22.8 million).

Net valuation losses were £12.9 million, reflecting asset-level revaluations and write-downs associated with the accelerated redemption strategy. This included borrower defaults driven by continued market pressures, as well as the realisation of underlying collateral assets at depressed valuations.

Adjusted EPS[1] was 7.42 pence per share (2024: 4.90 pence per share), compared to dividends of 6.325 pence per share for the year (2024: 6.325 pence per share).

NAV per share decreased from 81.80 pence per share at 31 December 2024 to 74.69 pence per share at 31 December 2025. The share price traded at an average discount[1] to NAV of 16.9% during the year and 7.6% at the year end. The share price at the year end was 69.00 pence per share. This was a 9.2% decrease from the previous year, which closed at 76.00 pence per share.

Cash resources, dividend policy and share buybacks

The Company generated £53.0 million of operating cash flow during the year. This supported compulsory redemptions of £33.5 million and dividends of £13.6 million. The Company has continued to target an annual dividend of 6.325 pence per ordinary share during the Orderly Realisation Plan. The Company's cash balance at 31 December 2025 was £10.0 million (31 December 2024: £4.1 million). The Company has no third party debt financing.

No share buybacks were undertaken during the year as the Company prioritised the return of capital through compulsory redemptions, rather than share buybacks. The most appropriate means of returning the Company's cash resources to shareholders remains under regular review by the Board.

Market overview and outlook

During the year, UK interest rates have remained at elevated levels, which has continued to put pressure on certain investments in the Company's portfolio, most notably where assets have been exposed to the refinance of senior loans. Within the US property sectors, the combination of higher interest rates and linked capitalisation rates has eroded equity values.

Furthermore, lower than historic liquidity in the UK property market has also affected the rate at which the property development and bridging loans that are financed by the Company have been redeemed. Broadly, the LTV protection in such loans means that this is not expected to materially impact the Company's eventual recovery in these sectors.

The Board is grateful to shareholders for their continued engagement and support. Further updates will be provided as the Company progresses with its Orderly Realisation.

Alex Ohlsson
Chairman

30 March 2026

For more information, please refer to the Investment Manager's report on pages 12 to 17.

1. Alternative performance measure – refer to pages 92 to 94 for definitions and calculation methodology.

Strategic report

What's in this section

Strategic overview

The Company's investment objective is to undertake a managed wind-down and realise all existing assets in the Company's portfolio in an orderly manner.

Investment objective

The Company's investment objective is to undertake a managed wind-down of the Company and realise all existing assets in the Company's portfolio in an orderly manner.

Investment policy

The assets of the Company will be realised in an orderly manner, returning cash to shareholders principally by undertaking compulsory redemptions of ordinary shares in such volumes and at such times as the Board may, in its absolute discretion, determine, having regard to the amount of cash available for distribution and retaining sufficient working capital for ongoing operations.

Notwithstanding the foregoing, returns of capital to shareholders may take any other form as the Board may, in its absolute discretion, consider appropriate. The Board will endeavour to realise all the Company's investments in a manner that achieves a balance between maximising the value received from those investments and making timely returns to shareholders.

The Company may not make any new investments save that:

- investments may be made to honour commitments under existing contractual arrangements or, with the Board's prior written approval, to preserve the value of any existing investment; and
- cash held by the Company pending distribution will be held in either cash or cash equivalents for the purposes of cash management.

Any amounts received by the Company during the managed wind-down of the Company's assets will be held by the Company as cash on deposit and/or as cash equivalents, prior to returns being made in cash to shareholders (net of provisions for the Company's costs and expenses).

Borrowing and derivatives

The Company will not undertake borrowing other than for short-term working capital purposes. Gearing, represented by borrowings, will not exceed 25% of NAV calculated at the time of borrowing.

The Company may use derivatives for efficient portfolio management. In particular, the Company may engage in interest rate hedging or otherwise seek to mitigate the risk of interest rate changes as part of the Company's efficient portfolio management.

The Company will not engage in currency trading or interest rate trading for speculative purposes.

Business model

The Group's purpose is to undertake a managed wind-down of the Company and realise all existing assets in the Company's portfolio in an orderly manner.

Investment objectives

Undertake a managed wind-down

To facilitate the cost-effective return of capital to shareholders.

Realise all existing assets

To maximise the value received from the sale or repayment of loans.

Complete in an orderly manner

To facilitate timely capital returns to shareholders.

Implementation of investment objectives

Independent Board

Investment Manager

Realise all existing assets

The Investment Manager has been retained to realise all existing assets and manage the Realisation Plan as agreed with the Board in connection with the Orderly Realisation.

Financial management

The Company operates a disciplined approach to financial management. The Company uses hedging where appropriate to manage foreign exchange exposure where required.

Third party service providers

Strong governance

Read more on pages 38 to 53.

Operational management

The operations of the Company are delegated to the Investment Manager who maintains a robust control environment and undergoes an internal controls review from an external audit provider on an annual basis.

Risk management

The Company operates a robust risk management and mitigation process along with active controls monitoring and stress testing procedures. The Investment Manager is appointed as AIFM to the Company and is responsible for the management of risk alongside the Board.

Advisory and administration

Key performance indicators

The Company is undergoing an Orderly Realisation of assets and a return of capital to shareholders.

43.7m

Shares redeemed in the year

The Group is invested in a portfolio of 19 asset backed loans with a weighted average life of eight years.

£53.8m

Principal repayments received in the year

The Company has returned capital to shareholders through the redemption of shares while maintaining the dividend in the year.

6.3p[1]

Dividends paid for the year

Sustainability considerations

Governance

Read how the Company is governed and the activities of the Board during the year in the governance section on pages 38 to 53.

Environmental

Read about how the Company's activities benefit the environment in the sustainability section on pages 22 and 23.

Social

Read about how the Company's activities contribute to society in the sustainability section on pages 22 and 23.

Financial

Read about the Company's financial performance and dividend cover in the financial review on pages 18 to 21 and its viability on page 35.

1. Total dividends of 6.325 pence per share include a quarterly dividend of 1.58125 pence per share for the quarter to 31 December 2025, which was declared post year end.

Investment Manager's report

The Investment Manager has been appointed under a revised investment management agreement to deliver the Company's revised investment objective and policy.

The Investment Manager

Since the Company's IPO in 2015, Gravis has provided discretionary investment and risk management services to the Company. This includes identifying and structuring investments, conducting due diligence, monitoring investments, managing and reporting on the Company's investment portfolio, and providing financial reporting support. Most recently, the Investment Manager has been focused on delivering the Company's revised investment policy and objective of achieving an Orderly Realisation of the Company's investment portfolio and returning capital to the Company's shareholders. The Investment Manager is the appointed AIFM to the Company.

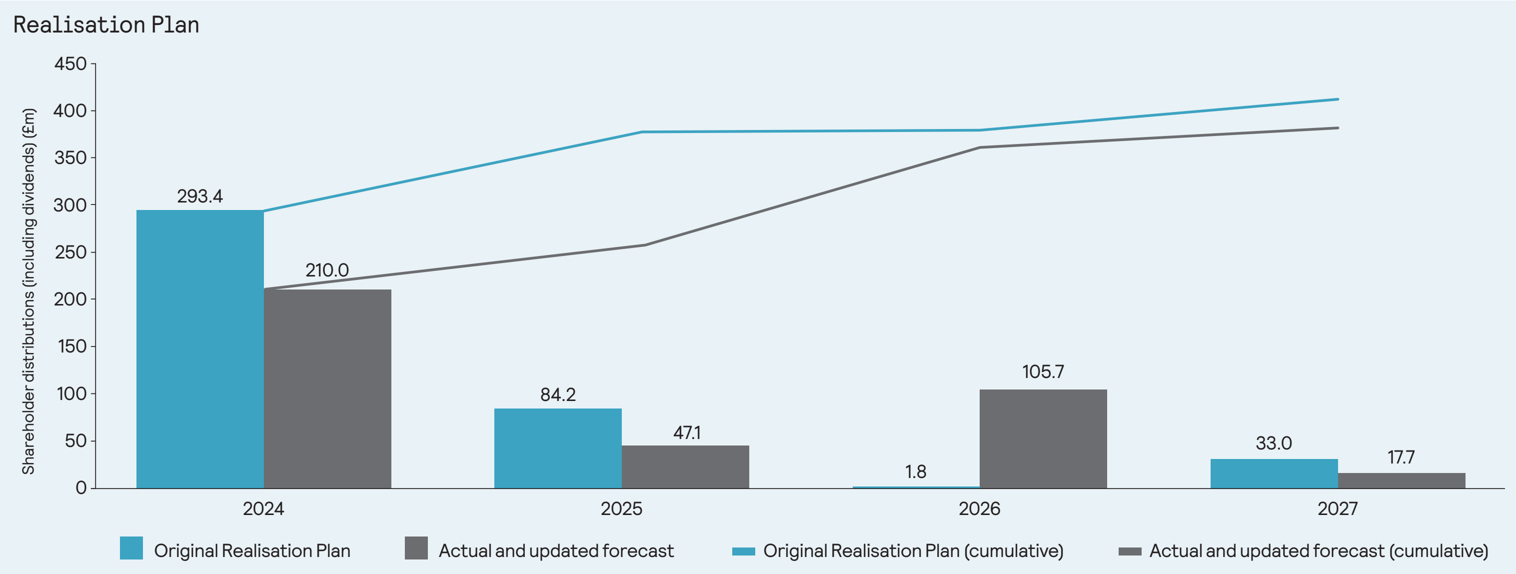
Information on the fees payable to the Investment Manager pursuant to the side letter can be found in note 17.

Realisation Plan update

The Investment Manager published the Company's Realisation Plan in July 2024, which was approved by the Board. The chart below shows the progress of and updates to the Realisation Plan, updated for the Investment Manager's latest view of forecast recoveries.

Capital distributions to shareholders were lower than anticipated during the year, predominantly due to delayed disposals that are expected to complete during 2026.

Overall, cumulative capital distributions are expected to be lower than forecast in the original Realisation Plan by c.£31.8 million due to revised expectations of recoveries. The revised forecast IRR[1], calculated on the same basis as the original Realisation Plan[2], is 6.6% compared to the original forecast IRR[1] of 20.3%. As a result of these updated forecasts, no performance fee is forecast to be payable to the Investment Manager. Further information is provided on page 14.



1. Alternative performance measure – refer to pages 92 to 94 for definitions and calculation methodology.
2. Based on an assumed investment as a share price of 69.80 pence at 26 June 2024.

Investment Manager's report continued

Realisation Plan update continued

The table below sets out the implied IRR[1] of the forecast return of capital to shareholders, assuming an entry price of the prevailing share price.

The IRRs[1] are presented on the same basis as set out in the original Realisation Plan (including actual distributions) to compare forecast with outturn and residual forecast performance.

	Principal balance at 31 December 2025 (£m)	Valuation at 31 December 2025 (£m)	Total actual and forecast distributions		
			Base (£m)	High (£m)	Low (£m)
Total	**161.8**	**115.8**	**380.5**	**384.0**	**371.0**

	Base	High	Low
Total Realisation Plan cumulative distributions (actual and forecast) based on the number of shares in issue at the start of the Realisation Plan (pence per ordinary share)	89.4	90.2	87.2
Implied IRR[1] on forecast cash flows to shareholders after 31 December 2025 based on an assumed purchase price of 69.00 pence per share at 31 December 2025	6.6%	11.1%	(6.8)%
Implied IRR[1] based on actual and forecast cash flows to shareholders after the 30 June 2024 based on an assumed purchase price of 69.80 pence per share at 30 June 2024	20.3%	20.9%	18.6%

Based on the latest forecast realisations, no incentive fee would be payable to the Investment Manager. The provision of £688,000 that was included in the Company's NAV at 31 December 2024 has therefore been reversed in the current year[2].

Portfolio updates

The Investment Manager continues to monitor current market conditions carefully and assess their potential implications for the Group's borrowers. Key areas of focus include:

- construction or development assets: increased borrowing costs (where interest costs are not fixed or hedged) and supply chain issues may lead to liquidity challenges in completing projects. This has affected some co-living accommodation assets in the portfolio;
- market demand risk: increased costs could reduce demand for services in the care homes, student accommodation and co-living sectors. To date, the Group's focus on high-quality, critical service assets has proven beneficial; and
- asset valuation: valuations have declined across many sectors, and yields have risen in both the property and social infrastructure sectors.

The weighted average discount rate[1] for the portfolio has remained stable year-on-year at 9.3%; however, movements in underlying sector valuations may flow into the portfolio's asset valuations in the future. The Investment Manager continues to closely monitor the performance of assets and maintains positive relationship with its borrowers.

Problem loans

The Board and Investment Manager continue working to resolve the problem loans. At the year end, these loans represented 28.1% of the portfolio by value. The Board has determined that specific detail regarding these loans would be commercially sensitive and may prejudice negotiations or realisation outcomes. Accordingly, information in the strategic report has been presented on an aggregated basis.

The Investment Manager is actively working to resolve issues and support the redemption of facilities, including through disposals where appropriate.

Further information on amounts received post year end can be found in note 18.

1. Alternative performance measure – refer to pages 92 to 94 for definitions and calculation methodology.
2. Refer to note 17 for further information on the incentive fee.

Portfolio contractual repayment profile

At 31 December 2025, the Group was invested in a portfolio of 19 asset backed loans with a weighted average maturity of eight years.

The current contracted cash repayment profile of the portfolio, including the repayment of historic and future forecast capitalised interest, and provisions for certain problem loans as advised by the Investment Manager, is shown below.

The repayments detailed in the table below are principal amounts only. For information on the contracted cash flows including interest receipts, refer to note 16.8 to the financial statements. All figures relating to the portfolio are at 31 December 2025.

Repayments

In respect of the information set out below (including in relation to the updated Realisation Plan), there can be no guarantee that loans will be repaid in accordance with contracted terms or that loans scheduled for repayment in 2026 will be repaid within the period assumed below. Borrowers may not repay on time (or at all) and their ability to service debts may be impaired from time to time. Borrowers may elect to repay loans before contractual maturity (in full or in part) and may exercise permitted loan extensions. The Group may also extend the term of a loan at the Board's discretion to maximise value for shareholders.

Valuation

There can be no assurance that the current valuation of the loans to which the Group is exposed can be achieved. Loans made by the Group, representing 28.1% of the portfolio by value, have been categorised by the Investment Manager as problem loans. The circumstances around such loans have been considered by the Board and the independent Valuation Agent. These circumstances have also been considered in the valuation of such loans in the bi-annual valuation process and associated NAV.

Years to maturity	Contractual repayments due (£m)	% of total repayments (cumulative)	Repayments of watchlist or problem loans (£m)
0 to 1 year	44,412	32%	37,228
1 to 2 years	13,509	42%	7,354
2 to 4 years	6,769	47%	191
4 to 10 years	14,920	57%	443
10 to 20 years	53,126	96%	16,643
20+ years	6,185	100%	—

Investment Manager's report continued

Portfolio summary

Key investment highlights

The Company's revised objective remains the Orderly Realisation of its assets to maximise shareholder returns. Accordingly, the Company will only make new investments where the Board believes doing so will protect, enhance or accelerate the recovery of an existing investment.

During the year, four investments totalling £13.4 million were made. Three investments of £0.2 million were made to support an existing borrower realise a portfolio of short-term loans. A further £11.4 million was invested in the acquisition of a senior loan secured against a part-built residential development, ranking ahead of the Group's existing investment over the same asset, and to fund associated development costs. The Board and Investment Manager do not expect to make any further investments in relation to this project.

Principal repayments of £53.8 million were received by the Group during the year. The average IRR[1] achieved on loans that were repaid was 8.5%. The table below sets out all repayments received during the year.

Post year end, the Group received repayments totalling £8.1 million. There are £nil investment drawdown commitments at the date of the report.

Investments and repayments during the year[2]

Sector	Security	Status	Investments[3]	Repayments
Asset finance	Senior	Operational	—	£15.5 million
Energy and infrastructure	Senior	Operational/construction	—	£0.7 million
Property	Senior/subordinated	Operational/construction	£13.1 million	£19.0 million
Social infrastructure	Senior/subordinated	Operational/construction	£0.3 million	£18.6 million
		Total	**£13.4 million**	**£53.8 million**

Investments and repayments received post year end[2]

Sector	Security	Status	Repayments
Asset finance	Senior	Operational	£0.1 million
Energy and infrastructure	Senior	Operational/construction	—
Property	Senior/subordinated	Operational/construction	£5.9 million
Social infrastructure	Senior	Operational	£2.1 million
		Total	**£8.1 million**

1. Alternative performance measure – refer to pages 92 to 94 for definitions and calculation methodology.
2. The Company makes its investments through its wholly owned Subsidiary. Refer to note 1 to the financial statements for further information.
3. Includes capitalised interest amounts of £1.7 million. All capitalised interest amounts were in respect of amounts capitalised in accordance with contractual terms.

Portfolio

The Group's investments are supported by a diverse range of assets located predominantly in the UK. At 31 December 2025, the weighted average annualised yield[1] was 8.6% across the portfolio (8.8% excluding the loans held at net realisable value) with a weighted average term of eight years (31 December 2024: 8.7% (9.0% excluding the loans held at net realisable value) and eight years, respectively).

Investment valuation

The independent Valuation Agent carries out a fair market valuation of the Group's investments on behalf of the Board on a semi-annual basis based on information received from the Investment Manager and other market data.

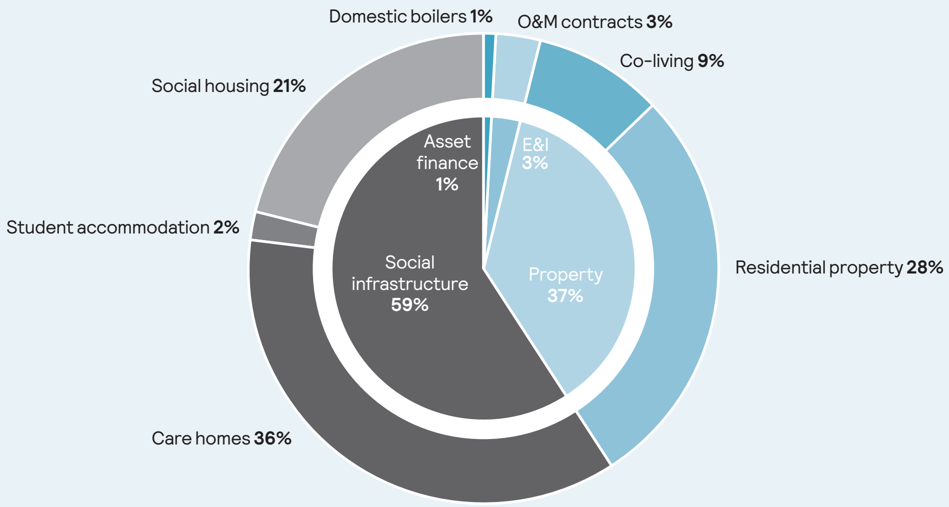
The valuation principles used by the independent Valuation Agent are based on a discounted cash flow methodology or, where it is appropriate to do so, an estimate of net realisable value.

Where a discounted cash flow approach is adopted, a fair value for each asset acquired by the Group is calculated by applying a discount rate (determined by the independent Valuation Agent) to the cash flow expected to arise from each asset, as forecast by the Investment Manager, determined by contractual arrangements for each loan.

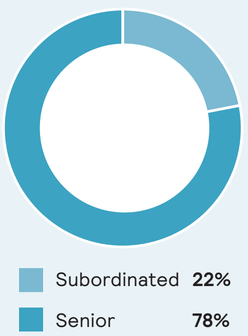
Further details on the valuation methodology are given in note 16 to the financial statements.

In the opinion of the independent Valuation Agent, the weighted average discount rate[1] across the portfolio at 31 December 2025 was 9.3% (31 December 2024: 9.3%). The valuation of investments is sensitive to changes in discount rates applied. Sensitivity analysis detailing the impact of a change in discount rates is given in note 16 to the financial statements.

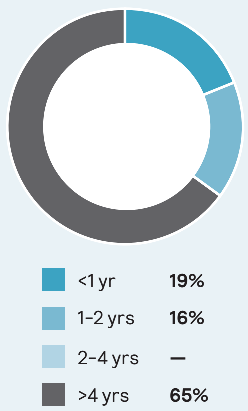
Portfolio by sector type



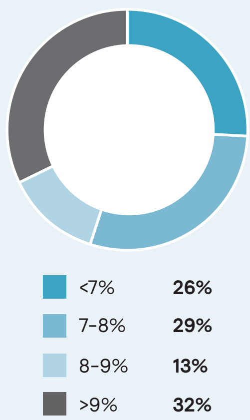
Portfolio by security ranking[2]



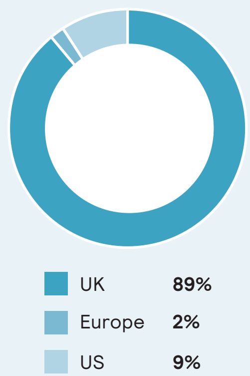
Portfolio by term profile



Portfolio by interest rate profile



Portfolio by location



1. Alternative performance measure – refer to pages 92 to 94 for definitions and calculation methodology.
2. The classification of the Company's senior or subordinated security is determined from the terms of the facility agreement with each borrower. However, in some cases, the borrower may utilise the Company's senior ranking loan for the purpose of lending to a third party, and for which, on a look-through basis, the Company's reported senior security is subordinated. In such cases, the independent Valuation Agent fair values the Company's loan as a subordinated loan.

Financial review of the year

The Company redeemed 43.7 million shares, returned £33.5 million to shareholders and paid dividends of 6.3[1] pence per share.

Financial performance

The Company has continued to navigate a challenging environment over the past year as it continues with its Orderly Realisation. This has been driven by sustained global economic uncertainty and persistent macro-economic headwinds, along with ongoing asset revaluations and impairments which have further impacted financial performance.

Since May 2024, the Board and the Investment Manager have worked to implement the Realisation Plan and maximise shareholder value.

Income

In the year to 31 December 2025, the Company's portfolio generated interest of £13.4 million (31 December 2024: £22.8 million), which was a decrease compared to the prior year, and reflects the repayment of over half of the loan portfolio since the commencement of the realisation programme.

Other income of £0.4 million (31 December 2024: £1.2 million) was generated, consisting primarily of prepayment fees in respect of loans prepaid in the year along with deposit interest of £0.4 million (31 December 2024: £0.9 million).

Total income was offset by unrealised net valuation losses of £9.8 million, primarily driven by asset-level revaluations, write-downs and net realised losses of £3.1 million generally stemming from the accelerated redemption strategy during the year. This included borrower defaults driven by continued market pressures, as well as the realisation of underlying collateral assets at depressed valuations.

The Company invests in derivatives for investment purposes and efficient portfolio management. Overall net losses on derivative financial instruments for the year were £0.2 million (31 December 2024: net gain of £0.4 million). Further information is given in notes 3 and 16 to the financial statements.

Expenses

The Company incurred total expenses of £1.9 million (31 December 2024: £5.7 million), which include the Investment Manager's fee, other third party service provider costs and Directors' remuneration. Total expenses have decreased compared to the prior year, due to a combination of factors including the derecognition of a provision for an incentive fee (refer to page 89), a decrease in variable fees due to a reduction in NAV and a reduction in professional costs associated with various strategic incentives during the prior year, including the managed wind-down. Further information on expenses is given in notes 4, 6 and 16 to the financial statements respectively.

Total comprehensive losses for the year were £0.9 million, a decrease from total comprehensive losses of £10.3 million in the prior year.

Dividends

The Company paid 6.3[1] pence per share in interim dividends. The total dividend was nil times covered by an EPS of -0.4 pence for the year and 1.2 times covered by an adjusted EPS[2] of 7.42 pence.

It is the Board's current intention to maintain the Company's existing dividend of 6.325 pence per annum whilst the Company remains substantially invested, for as long as is practicable[3].

The Board considers all options to return capital to investors by way of dividends, capital returns or buybacks, as it deems most appropriate from time to time.

Further information on dividends is given in note 9 to the financial statements.

1. Total dividends of 6.325 pence per share include a quarterly dividend of 1.58125 pence per share for the quarter to 31 December 2025, which was declared post year end.
2. Alternative performance measure – refer to pages 92 to 94 for definitions and calculation methodology.
3. This is a target only and does not constitute a profit forecast.

Financial review of the year continued

Earnings

The Company generated EPS of -0.4 pence (31 December 2024: -3.13 pence). As noted previously, adjusted EPS[1] for the year was 7.42 pence per share (31 December 2024: 4.90 pence), covering the dividend of 6.3[2] pence per share for the year 1.2 times.

Capital distributions

The Company has continued to execute its Orderly Realisation strategy following the Discontinuation Vote in May 2024. This has included three compulsory share redemptions, the third of which occurred in December 2025, including the cancellation of treasury shares.

The total capital distributions totalled £33.5 million, and on a pro rata basis, 43.7 million ordinary shares were compulsory redeemed at a price of 76.6275 pence per share.

In total, these redemptions have resulted in a 61.1% reduction in share capital to date. A total of £221.6 million has been returned to shareholders, with 171,903,104 shares remaining in issue at 31 December 2025.

While challenges such as alignment with borrower priorities and market conditions remain, the Investment Manager is confident and remains committed to the continued delivery of the Realisation Plan.

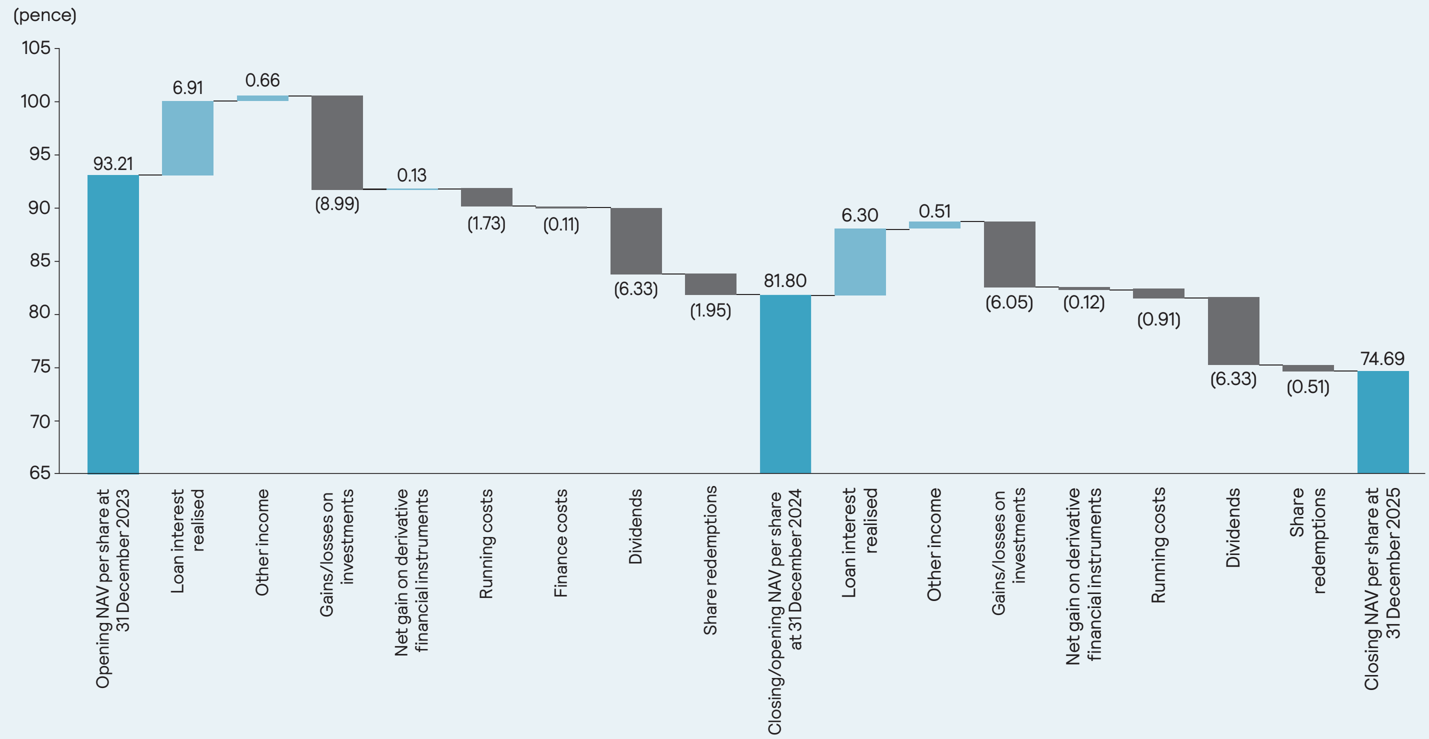
Further information is included in note 15.

NAV and share price

Net assets attributable to equity holders at 31 December 2025 were £128.4 million, decreasing from £176.4 million at 31 December 2024. The Company's NAV per ordinary share decreased from 81.80 pence at 31 December 2024 to 74.69 pence at 31 December 2025.

Market volatility has continued to negatively impact the Company's share price this financial year, with shares trading at an average discount to NAV[1] of 16.9% and 7.6% at the year end. At close of business on 27 March 2026, the Company's shares are trading at a 13.8% discount to NAV[1].

NAV analysis chart – year ended and 31 December 2024 and 31 December 2025



1. Alternative performance measure – refer to pages 92 to 94 for definitions and calculation methodology.
2. Total dividends of 6.325 pence per share include a quarterly dividend of 1.58125 pence per share for the quarter to 31 December 2025, which was declared post year end.

Investment valuation

The weighted average discount rate[1] across the portfolio at 31 December 2025 was 9.3%.

The valuation of investments is sensitive to the changes in discount rates applied. A sensitivity analysis detailing the impact of a change in discount rates is given in note 16.4. The independent Valuation Agent carries out a fair market valuation of the Group's investments on behalf of the Board on a semi-annual basis.

The Group's investments (excluding the loans valued at net realisable value) are valued on a discounted cash flow basis after impairments, where appropriate, in line with the methodology used by the independent Valuation Agent. Refer to note 16 for further information.

Cash position

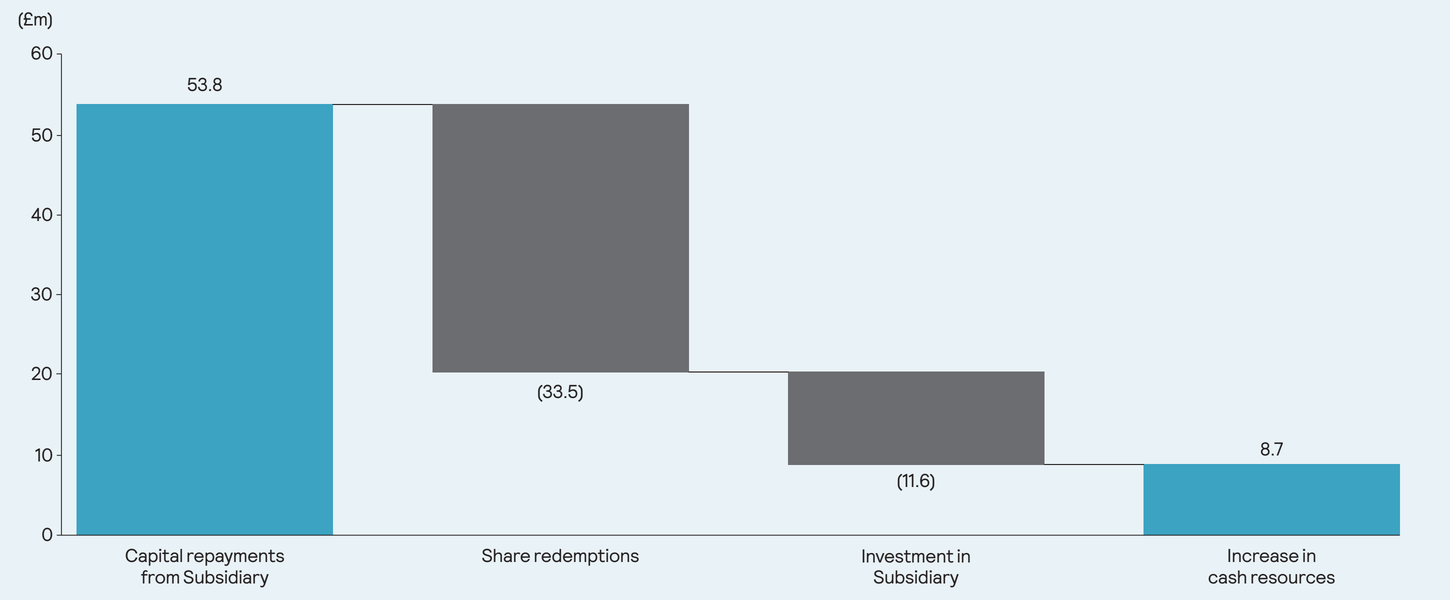
The Company received interest payments of £13.5 million and capital repayments of £53.8 million from its Subsidiary in the year (31 December 2024: £22.8 million and £166.3 million respectively).

The Company paid cash dividends of £13.6 million during the year and a further £2.7 million post year end (31 December 2024: £21.9 million and £3.4 million respectively).

The Company advanced £11.6 million (31 December 2024: £3.1 million) to the Subsidiary to fund follow-on investments in existing portfolio companies where, in the Board's view, such investments would maximise the ultimate realisation by the Company.

Post year end, the Group received repayments totalling £8.1 million. There were £nil investment commitments at the date of the report. Total cash reserves at the year end were £10.0 million (31 December 2024: £4.1 million).

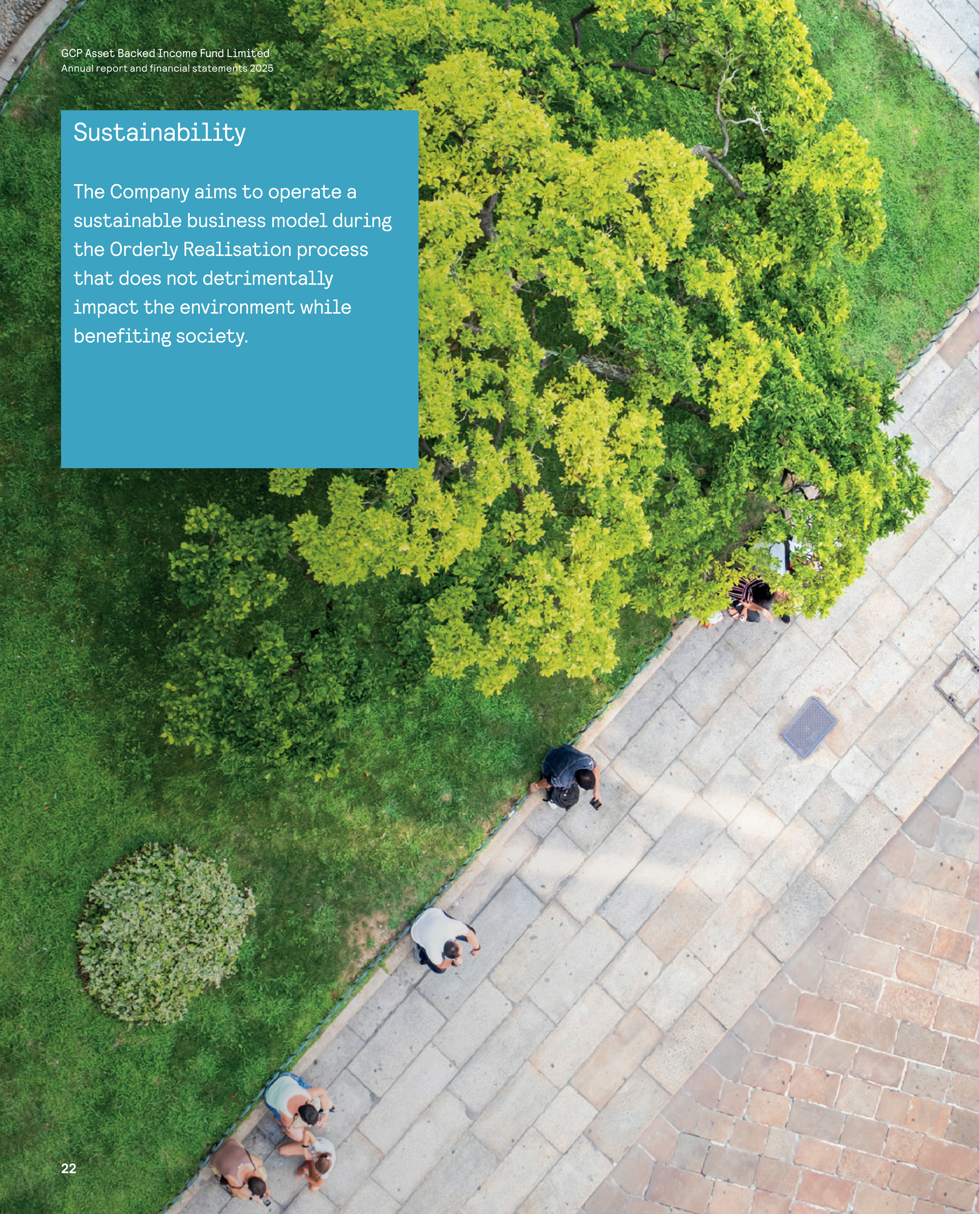
Financing analysis chart – year ended 31 December 2025



1. Alternative performance measure – refer to pages 92 to 94 for definitions and calculation methodology.

Sustainability

The Company aims to operate a sustainable business model during the Orderly Realisation process that does not detrimentally impact the environment while benefiting society.



The Board and the Investment Manager are committed to ensuring the Company's ESG disclosures, to the extent possible given the Company's wind-down, reflect its impact.

As such, the incorporation of the PRIs, as adopted by the Investment Manager into investment decisions and investment management processes, is an important consideration for the Board.

The Company aims to operate a sustainable business model during the Orderly Realisation process that does not detrimentally impact the environment while benefiting society.

Responsible investment

The Investment Manager does not have an investment objective of sustainable investment nor does it use ESG criteria to evaluate investments or assess their social impact within its stated investment appetite.

The Investment Manager has over a decade of experience of investing in assets that have a core environmental and social benefit and has been a signatory to the PRIs since 2019. The Investment Manager is committed to the adoption and implementation of the PRIs, recognising that doing so better aligns its investment activities with the broader interests of society and benefits the environment. Further information on the PRIs can be found on the PRI website: www.unpri.org.

The Investment Manager is actively managing the portfolio and engaging with borrowers to support the execution of the Realisation Plan and is incentivised to do so under the terms of the side letter to the investment management agreement, which was approved by shareholders at the EGM in May 2024.

Portfolio governance

Governance at the Investment Manager is well-defined and remains central to the Company's updated investment strategy of Orderly Realisation. The focus has shifted from new lending and origination to active portfolio management, disposals and risk mitigation.

The Investment Manager continues to engage with the underlying assets' boards and management teams to enhance governance where required, ensuring a structured and disciplined approach to realisation.

The Investment Manager maintains a clearly defined governance framework with robust processes covering business operations, investment management, portfolio monitoring and reporting. The designated credit portfolio team engages with borrowers on an ongoing basis, alongside the broader investment and portfolio management teams, who continued to conduct site visits to assets in the UK and US during the year. Ongoing monitoring of financial performance and covenant obligations remains a priority to ensure compliance and early identification of potential risks.

Site visits remain an integral part of the portfolio management process, providing both technical and commercial insights. They allow the Investment Manager to assess asset performance, monitor operator effectiveness and address key project issues. Additionally, site visits facilitate a deeper understanding of operational dynamics and stakeholder relationships that are critical to the success and timely realisation of each asset. This year, site visits covering 24% of the portfolio by value at 31 December 2025 (31 December 2024: 26%) were conducted.

The Investment Manager continues to prioritise strong borrower relationships, though the emphasis has shifted from structuring new lending solutions to supporting exit strategies and facilitating redemptions.

By actively engaging with borrowers and understanding their evolving needs, the Group ensures a collaborative approach to achieving the best outcome for all stakeholders while aligning with the Company's Orderly Realisation objectives.

SDR

In 2025, the FCA published a policy statement on SDR and investment labels. This policy statement sets out the FCA's final rules on anti-greenwashing, a new labelling regime, naming and marketing rules, product and entity-level disclosures, as well as distributor obligations. The Company is currently in compliance with the anti-greenwashing rules issued under SDR.

ISSB

The ISSB has developed an initiative of globally consistent sustainability disclosure standards, which provide a framework for companies to disclose ESG factors, standardise reporting and ensure investors make informed decisions about the environmental attributes of a company.

The new ISSB standards encompass IFRS S1 and IFRS S2. IFRS S1 provides a set of disclosure requirements which will enable companies to communicate the sustainability-related risks and opportunities they face over the short, medium and long term. IFRS S2 requires an entity to disclose information about climate-related risks and opportunities to users of general-purpose financial reports who are making decisions about the provision of resources to the entity.

Although IFRS S1 and IFRS S2 became effective globally on 1 January 2024, the UK's endorsement process is still ongoing. Final UK Sustainability Reporting Standards ("UK SRS") are expected following consultation, likely in 2026. The FCA is expected to finalise disclosure rules in 2026, with requirements anticipated to apply from accounting periods beginning on or after 1 January 2027, and first reporting in 2028.

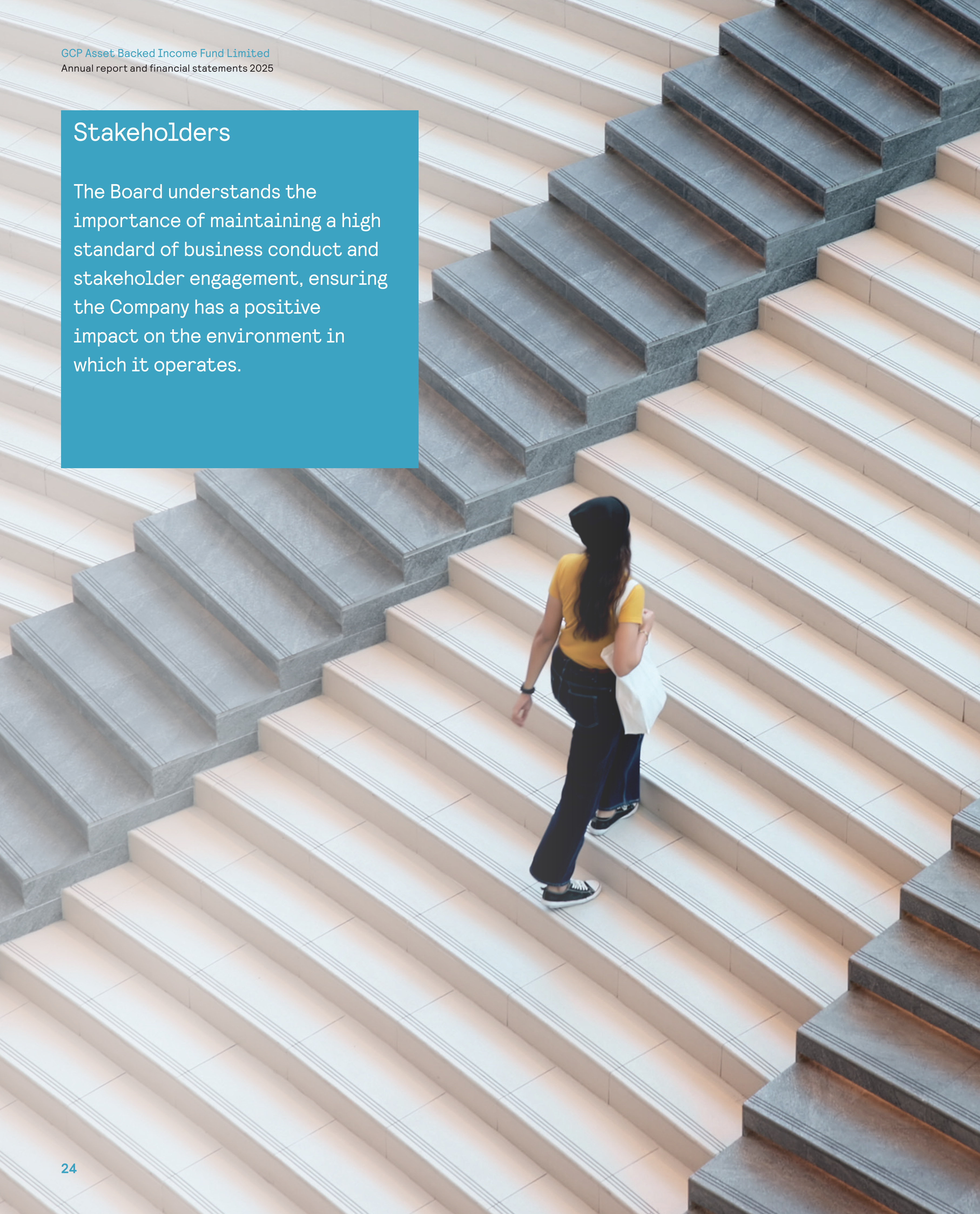
TCFD

The Company is incorporated in Jersey and is therefore not subject to the UK climate-related financial disclosure requirements contained in the Companies Act 2006 strategic report regime, including the Companies (Strategic Report) (Climate-related Financial Disclosure) Regulations 2022, or the Streamlined Energy and Carbon Reporting ("SECR") framework, each of which applies to certain UK-incorporated entities.

The Board has considered the climate-related disclosure requirements under the UK Listing Rules aligned with the recommendations of the TCFD. Given that the Company is in wind-down and has no employees, operations or physical premises and does not manage investments directly, the Board considers that the Group has limited direct exposure to climate-related risks and opportunities and has therefore not included full TCFD-aligned disclosures in this annual report and financial statements.

Stakeholders

The Board understands the importance of maintaining a high standard of business conduct and stakeholder engagement, ensuring the Company has a positive impact on the environment in which it operates.



Stakeholders

The Company engages with its stakeholders in different ways. This section outlines the key stakeholder groups, the importance of engagement and how the Company and the Board interact. Stakeholders have been grouped into five key categories, with an overview of why and how the Company engages including, where relevant, key Board decisions which impact these groups and the ways in which the Board considers their interests during the year.

All Board discussions involve careful consideration of the longer-term consequences of any decisions and their implications for stakeholders. The Board values the importance of maintaining a high standard of business conduct and stakeholder engagement during the managed wind-down process and ensuring the Group continues to have a positive impact on the environment in which it operates.

Section 172:

Promoting the success of the Company

As a member of the AIC, the Company reports against the AIC Code on a comply or explain basis. Whilst the Company is not domiciled in the UK, by reporting against the AIC Code, the Company voluntarily meets any obligations in relation to the UK Code and specifically section 172 of the Companies Act 2006.

The Board of Directors consider, both individually and together, that they have acted in a way they consider, in good faith, is most likely to promote the success of the Company for the benefit of its members as a whole (having regard to the stakeholders and matters set out in section 172 of the Companies Act 2006) in the decisions taken during the year as set out below.

The interests of the Company's employees

The Company has no employees but has close working relationships with the employees of the Investment Manager and the Administrator to which it outsources its main functions.

Refer to the stakeholder engagement section on pages 24 to 29 and governance section on pages 38 to 53.

The impact of the Company's operations on the community and the environment

The Company's ESG policy and framework is no longer applicable given the Company's objective of an Orderly Realisation.

Refer to the sustainability section on pages 22 and 23.

The need to foster the Company's business relationships with suppliers, customers and others

The Board has a close working relationship with all its advisers and regularly engages with all parties.

Refer to the stakeholder engagement section on pages 24 to 29.

The desirability of the Company maintaining a reputation for high standards of business conduct

Under the leadership of the Chairman, the Board operates with the core values of integrity and impartiality with the aim of maintaining a reputation for high standards in all areas of the business it conducts.

Refer to Board culture and purpose on page 40 of the corporate governance statement.

The need to act fairly between shareholders of the Company

The Board actively engages with shareholders and considers their interests when setting the Company's future strategy.

Refer to the stakeholder engagement section on pages 24 to 29.

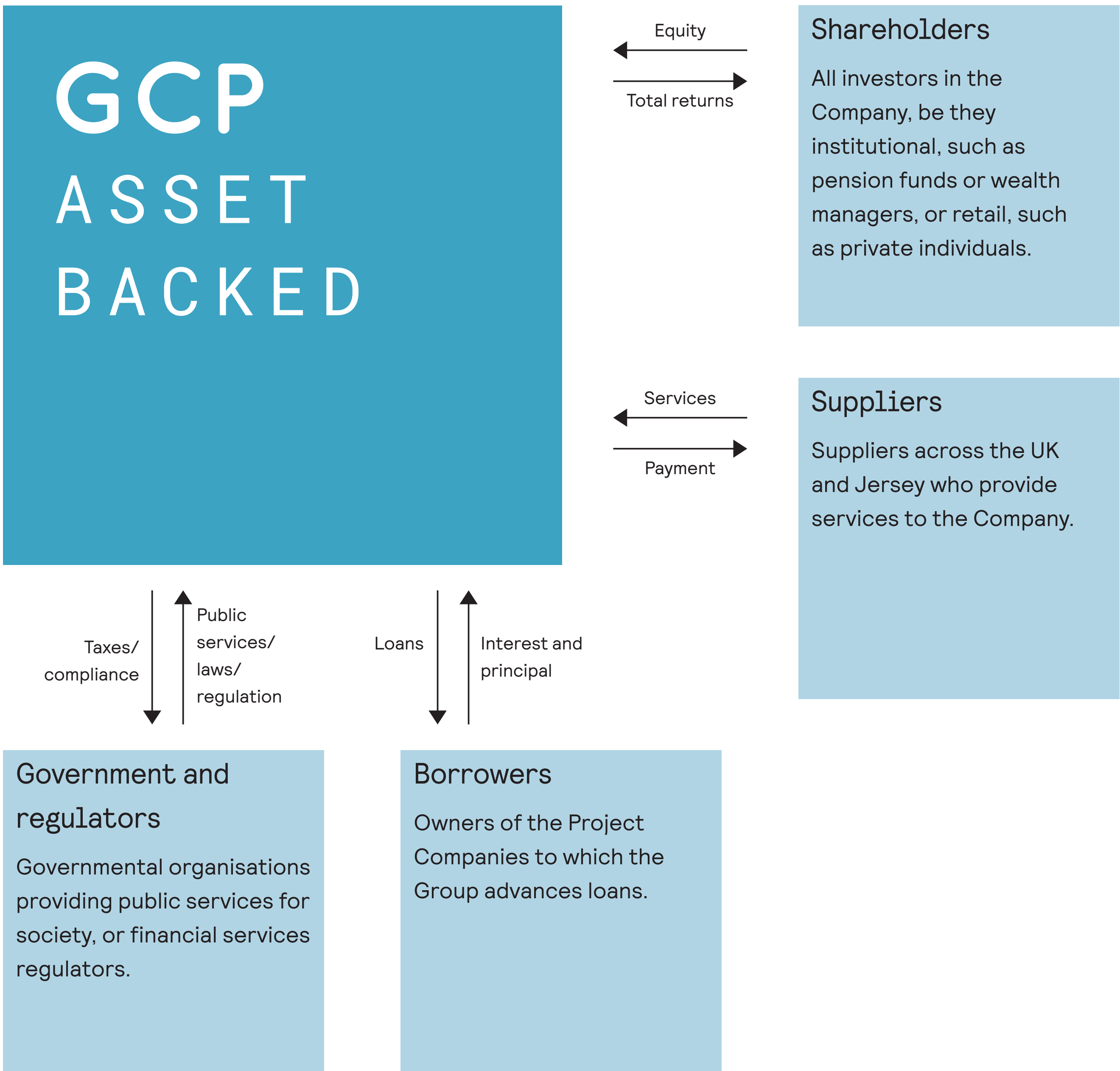
Stakeholders continued

The stakeholder model below demonstrates how the Company interacts with all of its stakeholders.

Stakeholder model

Society

The Company has historically positively impacted society through its investment activities, providing funding for assets which are integral to society.



Shareholders

All investors in the Company, be they institutional, such as pension funds or wealth managers, or retail, such as private individuals.

Why engage

Through the provision of capital, shareholders enable the Company to pursue its investment objective. In return, the Company has historically generated earnings for shareholders and has grown the capital value of the portfolio over the long term.

How the Company engages

The Company, primarily through its Investment Manager and Broker, engages in ongoing communication with its shareholders via market interactions, webinars and shareholder, analyst and marketing presentations.

Shareholder engagement is reported to the Board on a quarterly basis. Feedback obtained through this engagement is taken into consideration when making Board decisions which may impact shareholders.

The Board encourages shareholders to attend and vote at the Company's annual general meetings so they may discuss governance and strategy and understand shareholders' issues and concerns.

The Board and the Investment Manager are keen to engage with shareholders to address any questions or concerns they may have.

The Investment Manager has engaged with shareholders throughout the year on the Orderly Realisation process by holding meetings, hosting webinars and portfolio updates, including holding separate webinars to discuss the wind-down and other general matters.

Suppliers

Suppliers across the UK and Jersey who provide services to the Company.

Why engage

The Company's suppliers include third party service providers engaged to provide corporate or administration services, in addition to the investment management services provided by the Investment Manager. These services are critical to the ongoing operational performance of the Group.

How the Company engages

The Board has a close working relationship with all its advisers and regularly engages with all parties. The Management Engagement committee regularly monitors the performance and reviews the terms of each service contract annually. To ensure suppliers meet the Company's high level of conduct, all suppliers are required to confirm on an annual basis, in the form of a questionnaire, that they have adequate policies and procedures in place for ensuring business continuity planning, cyber security and prevention of corruption and bribery.

The questionnaire covers policies and procedures in relation to ESG, compliance with the General Data Protection Regulation and MAR, as well as a requirement by service providers to rate their own service and the conduct of other service providers.

This informs decision making at the Board level in regard to the continuing appointment of service providers. In November 2025, the annual Management Engagement committee meeting was held, with the committee reviewing the performance, and considering the continued appointment, of the Company's service providers in the Orderly Realisation process. Refer to page 13 for further information.

The service providers formally report to the Board on a quarterly basis on matters within their engagement. In addition, the Investment Manager provides weekly updates to the Board on the realisation programme.

Stakeholders continued

Key Board decision: Audit tender

Decision:

With the ten year anniversary of PwC being appointed as the Company's Auditor approaching, coupled with the requirement to conduct an audit tender process at least every ten years (per the EU Audit Regulation 2014), the Board decided to put the audit out for a tender, in advance of the ten year deadline, to ensure the Company is well placed as it progresses through the Orderly Realisation process.

Process:

After due and careful consideration, the Board invited seven audit firms, including the incumbent, to the tender process. Four audit firms proceeded to submit audit tender proposals to the Audit and Risk committee for consideration. Following a comprehensive review of the proposals, the Audit and Risk committee invited three audit firms to present their proposals for further assessment and discussion. After the conclusion of the presentations, the Audit and Risk committee recommended the appointment of Grant Thornton Limited at a Board meeting for the Board's consideration and approval.

Outcomes:

Following the conclusions of the formal competitive audit tender process led by the Company's Audit and Risk committee, the Board approved the appointment of Grant Thornton Limited as the Company's Auditor.

Borrowers

Owners of the Project Companies to which the Group advances loans.

Why engage

By engaging with borrowers and understanding their situation, the Group is able to work with them to achieve maximum recoveries which reflect the contractual fundamentals and inherent risks of the underlying assets and cash flows. Borrower contact enables direct feedback and informs strategic decision making at the Board level.

How the Company engages

The Investment Manager's designated portfolio monitoring team engages with borrowers on an ongoing basis. Engagement takes the form of regular interaction with borrowers. Visits to projects in the UK and US were undertaken by the investment and portfolio management teams and the Directors in the year, covering 24% of the portfolio by value.

The Investment Manager reports to the Board on the portfolio performance on a quarterly basis and, in the interim, on individual assets as necessary.

The Investment Manager continues to carry out regular monitoring of information and financial covenant obligations to ensure compliance with financial covenants to ensure the early identification of potential issues.

The Board engages with the Investment Manager regarding 'conflicted investments', where the Investment Manager or any shareholders, directors or employees of the Investment Manager are directly or indirectly interested in any entity or asset in relation to the investment.

Government and regulators

Governmental organisations providing public services for society, or financial services regulators.

Why engage

Good governance and compliance with applicable regulations is vital in ensuring the continued success of the Company and the regimes within which it operates.

How the Company engages

The Board encourages openness and transparency and promotes proactive compliance with new regulation. The Company engages with local government and regulatory bodies at regular intervals and participates in focus groups and research projects where relevant; however, the Board does not expect to participate further in research projects or focus groups during the Orderly Realisation process.

The Company, through its Investment Manager and Administrator, files UK AIFM Regime and Jersey regulatory statistics on a quarterly basis and assists the JFSC in collecting data to conduct a national risk assessment of money laundering and terrorist financing threats to Jersey.

Government and regulatory policy inform strategic decision making at the Board level with consideration given to the impact the Company has on the sector in which it operates and vice versa.

Society

The Company has historically had a positive impact on society through its investment activities, which provide funding for assets which are integral to society.

Why engage

Through responsible investing, the Company can ensure the long-term success of not only its operations, but also of the environment in which it operates.

How the Company engages

Indirectly, the Company engages with society through its social infrastructure investing, providing funding for housing for vulnerable adults, student accommodation, care for the elderly, nurseries and urban regeneration.

The Company reports on the benefits to society through its normal methods of shareholder engagement.

The Company had previously published an ESG policy and framework which the Board has concluded is no longer relevant for the Company in the Orderly Realisation process.

Risk management

The Board and the Investment Manager recognise that risk is an inherent aspect of the Group's operation and are committed to effective risk management to protect and maximise shareholder value.

Risk management strategy and risk appetite

The Board has the ultimate responsibility for risk management and internal controls within the Company. The Board and the Investment Manager recognise that risk is an inherent aspect of the Group's operation and are committed to effective risk management to protect and maximise shareholder value. When setting the Company's risk management strategy, the Board considers the nature of the risks the Company is willing to take and the appetite it has for those risks in order to achieve the Company's strategic objective.

Risk management process

At least twice a year, the Board, with the assistance of the Audit and Risk committee, undertake a robust assessment of the principal and emerging risks facing the Company, including those that might threaten its business model, future performance, solvency and liquidity.

This assessment is supported by the Audit and Risk committee's review of the effectiveness of the Company's risk management process and internal control systems. This covers strategic, investment, financial, operational and financial crime risks facing the Company, as well as any emerging risks. Refer to the Audit and Risk committee report on pages 47 to 49 for further information.

In relation to the AIC Code, the Board is confident that the procedures the Company has in place are sufficient to ensure that the necessary monitoring of risks and controls was carried out in the year under review.

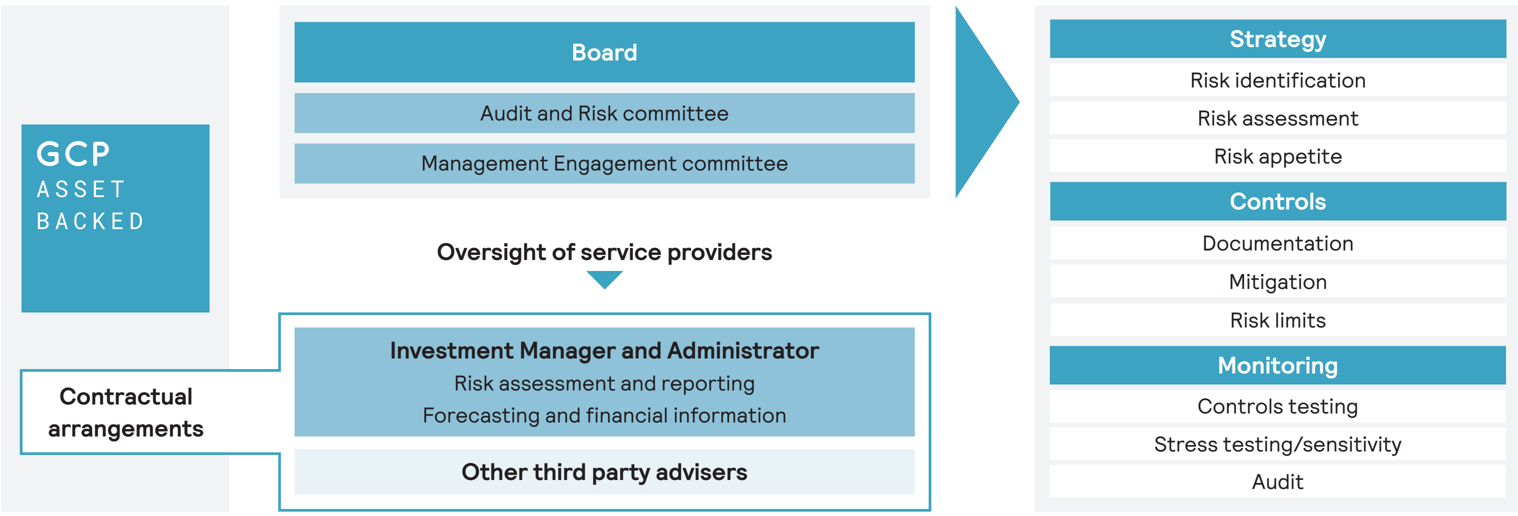
Role of the AIFM

The Investment Manager has been appointed as AIFM to the Company since September 2015. The AIFM is required to operate an effective and suitable risk management framework to allow the identification, monitoring and management of the risks to which the AIFM and the AIFs under its management are exposed.

The AIFM's permanent risk management function has a primary role alongside the Board in shaping the risk policy of the Company. In addition, it is responsible for risk monitoring and risk measuring to ensure that the level of risk remains within the Company's risk profile and tolerance.

In considering the principal risks and uncertainties and emerging risks the Company faces, the Board has considered the impact of events post year end relating to the Company's Orderly Realisation objective.

Risk management framework



Risk management continued

Principal risks and uncertainties

Principal uncertainties

The Board considers the principal uncertainties faced by the Company during the year to be as detailed below.

Uncertainty 1: Realisation Plan execution

There can be no guarantee that loans will be repaid in accordance with contracted terms and/or in line with the Realisation Plan. Borrowers may not repay on time (or at all) and their ability to service debt may be impaired from time to time. Additionally, there can be no assurance that the current valuation of the loans by the independent Valuation Agent, to which the Company is exposed, can be achieved. The Investment Manager is actively managing the portfolio and working with borrowers to achieve the Realisation Plan and is incentivised to do so under the terms of the side letter to the investment management agreement which was approved by shareholders at the EGM on 20 May 2024.

The Company has made significant progress on the Orderly Realisation with repayments of £220.1 million received by the Group and capital of c.£221.6 million returned to shareholders through compulsory redemptions of 253.7 million shares. Further information is included in the Chairman's statement on pages 4 and 5.

Uncertainty 2: Geopolitical uncertainty

The Group remains exposed to macro-economic risks arising from geopolitical uncertainty. The ongoing war in Ukraine continues to affect regional security, defence spending and periodic volatility in energy and commodity markets. Wider geopolitical tensions including tension in the Middle East, strategic competition between the US and China, and increased global fragmentation, together with shifting trade policies have contributed to market volatility, supply chain reconfiguration and cost pressures. While inflation has moderated, interest rates remain elevated versus the prior decade and the outlook for global growth remains uncertain.

The Group is predominantly invested in the UK and has no investments in Ukraine, Russia or Belarus. Accordingly, no borrowers are subject to sanctions related to those jurisdictions, and there has been no material direct impact from US tariffs to date. The Board continues to monitor potential indirect effects on supply chains, liquidity and portfolio performance.

Principal risks

The Board considers the principal risks faced by the Company during the year, together with the potential effects, controls and mitigating factors, to be as detailed below. The Board has determined that the risk 'Investment Manager arrangements' is no longer a principal risk and 'Reinvestment risk and availability of suitable investments' has been renamed to 'Realisation Plan execution'; the Descriptions remain as previously disclosed.

Category 1: Credit risk

Risk	Impact	How the risk is managed	Change in residual risk over the year
Borrower default, loan non-performance and collateral risks Borrowers to whom the Group has provided loans default or become insolvent.	The success of the Group is dependent upon borrowers fulfilling their payment obligations when they fall due. Failure of the Group to receive payments or to recover part or all amounts owed together with potential additional costs incurred from the renegotiation and/or restructuring of loans can result in substantial irrecoverable costs being incurred. This could have a material adverse effect on the NAV of the Company and its ability to meet its stated target returns and dividends.	The Investment Manager continuously monitors the performance of the underlying assets and has a process for watchlist and problem loans in place, taking appropriate action where required. In addition to quarterly reporting to the Board, all amendments or extensions to existing facilities are considered on a case-by-case basis and require prior Board consent.	**Stable** Persistently high interest rates and tighter credit conditions continue to negatively affect borrowers' ability to refinance or repay loans. At 31 December 2025, problem loans represented 28.1% of the portfolio by value. Further information can be found on page 14 and the assessment of credit risk is disclosed in note 16.6.
Repayment risk (other than borrower default) Borrowers to whom the Group has provided loans are unable to meet contractual repayments other than occasioned by default or insolvency.	Due to the nature of the loans provided, it is not uncommon, in the normal course of business, for extensions to be requested by borrowers which, if not facilitated, would mean there is no guarantee that the contractual repayment profile may be met.	The Investment Manager continuously monitors the performance of the underlying assets and has in place a process for watchlist and problem loans, taking appropriate action where required. In addition to quarterly reporting to the Board, all amendments or extensions to existing facilities are considered on a case-by-case basis and require prior Board consent.	**Stable** Financing conditions remain relatively tight and lender appetite remains selective. As a result, borrowers who might previously have sought extensions or amendments to existing facilities may be required to pursue refinancing in a constrained market. Further information on credit risk can be found in note 16.6.

Category 2: Economic risk

Risk	Impact	How the risk is managed	Change in residual risk over the year
Property Loans made by the Group to projects involved in property or the development of property are indirectly exposed to the performance of the underlying real estate market in the relevant area.	If the market value of any property investments to which the Group has provided finance is found to be materially lower than assumed or projected, this may adversely impact the Group's ability to recover the value of its investments in the event of a borrower default or sale process.	Property valuations are required during the due diligence process, as well as throughout the life of the asset, as there is often diversification through multiple assets at a project level. Refer to the Investment Manager's report on page 17 for further information.	**Stable** UK house prices rose modestly over 2025, with annual growth slowing to around 0.3% in December 2025 compared to a year earlier, reflecting a softer housing market at the end of the year.
Macro-economic Due to the nature and duration of the Company's investments, the prolonged current macro-economic environment may prevent the Company from achieving the risk return profile required by investors and/or its investment objective.	Continued high inflation, increases in energy prices and increases in interest rates could have a material adverse effect on (i) the underlying Project Companies, e.g. by reducing the value of underlying assets or stressing cash flow where revenue does not keep pace with rising costs, and (ii) the ability of the Company to meet its investment objective.	The portfolio is diversified across seven asset classes and two geographies with partial inflation and/or interest rate protection through a number of different mechanisms on 68% of the portfolio by value. In addition, the weighted average loan life of eight years has historically allowed for capital rotation over a relatively short period.	**Stable** Geopolitical tensions and trade fragmentation continue to weigh on the economic outlook, contributing to supply chain disruption, energy and commodity price volatility and periodic market uncertainty. Interest rate hedging, inflation-linked mechanisms and portfolio diversification have helped maintain stability for the Group.
Valuation risk Due to the nature of the investments made by the Group, observable market data or comparable prices may not exist for some of the assumptions used in their valuation.	Uncertainty about valuation assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the assets in the portfolio in the future.	Discount rates applied to expected future cash flows are determined by the independent Valuation Agent who is engaged to provide at least semi-annual asset valuations which are reviewed and challenged by the Investment Manager and the Board.	**Stable** The impact of the changing macro-economic environment continues to present challenges to the judgements, assumptions and estimates in modelling future cash flows. In addition, the Orderly Realisation process may result in asset valuations not being realised in full. For further information, refer to pages 13 to 17.
Market sentiment Risks associated with changes in investor or buyer sentiment, which could result in reduced demand for assets or downward pressure on pricing.	In an Orderly Realisation, market sentiment shaped by macro-economic uncertainty, interest rate movements or geopolitical events can have an impact on buyer appetite and asset valuations.	The Investment Manager, appointed pursuant to a side letter to the investment management agreement, is responsible for implementing the Realisation Plan, as agreed and periodically updated with the Board. The Investment Manager has significant experience in the execution of transactions and is incentivised to achieve the best outcome for shareholders.	**Stable** Significant progress with the Orderly Realisation process has been achieved, with repayments of £220.1 million received by the Group and 253.7 million shares redeemed since the discontinuation vote.

Risk management continued

Principal risks and uncertainties continued

Category 3: Key resource risk

Risk	Impact	How the risk is managed	Change in residual risk over the year
Reliance on key personnel at the Investment Manager The Company is dependent on key people within the Investment Manager to meet its investment objective.	An inability by the Investment Manager to retain and recruit the required level of personnel with the appropriate skills and experience may adversely impact its ability to service the needs of the Company.	The Company has entered into a contractual engagement with the Investment Manager. The performance of the Investment Manager is monitored by the Board along with the Company's other key service providers on an ongoing basis. The Investment Manager provides regular updates to the Board on its resourcing plans and has a competitive remuneration plan focused on key employees.	**Stable** The Investment Manager has made significant progress with the Realisation Plan despite additional resource requirements in regard to collateral enforcement, property sales and borrower negotiations, with £53.8 million of repayments received by the Group during the year.

Category 4: Regulatory risk

Risk	Impact	How the risk is managed	Change in residual risk over the year
Change in laws, regulation and/or policy The Company, its operations and the underlying Project Companies are subject to laws and regulations enacted by national and local governments.	Any change in the laws, regulations and/or Government policy affecting the Company or the underlying Project Companies may have a material adverse effect on the ability of the Company to successfully pursue the investment policy and meet its investment objective, which may impact the value of the Company.	The Company has a comprehensive compliance monitoring programme relevant to its operations that ensures compliance with developments and changes in legislation and regulation in the Channel Islands and the UK, including monitoring the impact of Brexit in jurisdictions in which the Group invests. The programme also monitors compliance with listing and FCA marketing rules.	**Stable** There have been no significant changes to, or new, laws, regulations or policy at the Company level.

Category 5: Execution risk

Risk	Impact	How the risk is managed	Change in residual risk over the year
Realisation Plan execution Risks related to the timely enforcement of collateral, disposal of assets, and requiring borrowers to refinance loans or sell properties in tight credit markets or with depressed valuations.	The strategic decision to deny extensions and require borrowers to raise new finance heightens reliance on their ability to refinance under challenging market conditions. Tight credit availability and depressed property valuations exacerbate the risk of refinancing delays or shortfalls. Similarly, asset disposals may face price reductions, longer timelines or limited buyer demand in the current market. These factors, combined with the need to manage multiple realisations simultaneously, increase the likelihood of suboptimal recoveries or delays.	The Investment Manager is actively managing the portfolio and working with borrowers to achieve the Realisation Plan and has been incentivised to do so under the terms of the side letter to the investment management agreement which was approved by shareholders at the EGM on 20 May 2024.	**Stable** Significant progress has been achieved. During the year, 43.7 million shares were redeemed, resulting in a total of 253.7 million shares redeemed since the commencement of the realisation programme, returning £221.6 million to shareholders and representing a 61.1% reduction in share capital.

Emerging risks

Emerging risks include trends which are characterised by a high degree of uncertainty in terms of their occurrence, probability and potential impact. As part of the Company's risk management processes, emerging risks are considered during the formal reviews of the Company's risks, described on page 31. The Board has concluded there are no emerging risks.

ESG risks

The Board considers ESG risks, including those relating to climate change, to be a transverse risk, managed within the existing risk categories identified in the Company's risk register.

The Investment Manager carries out a climate risk assessment for each underlying portfolio asset to assess the actual and potential impacts of climate-related risks and opportunities across the portfolio. Based on the climate risk analysis undertaken, the Investment Manager does not currently propose to make any changes to financial forecasts due to climate risk.

Going concern

Assessment

The Directors have assessed the Company's ability to continue as a going concern, having considered the liquidity of the Group's investment portfolio and the Company's financial position in respect of its level of cash as well as its forecasted future cash flows.

After making enquiries of the Investment Manager on the maturity profile of the investment portfolio and the forecast cash flows, the Directors are satisfied that the Company has adequate resources to continue in operational existence for a period of at least twelve months from the date on which the annual report is approved.

Based on the above assessment, the Directors have concluded that the financial statements of the Company should continue to be prepared on a going concern basis and the financial statements have been prepared accordingly.

Viability assessment

The Board regularly reviews risks that might threaten its strategy. The Board also assesses the Company's policies and procedures for monitoring, managing and mitigating its exposure to these risks. The Directors have carried out a robust assessment of each of the Company's risks, including principal risks that threaten its business model, future performance, solvency or liquidity, uncertainty, as detailed on pages 32 to 34 and, through stress testing, as described below. The Board has also assessed the prospects of the Company over a longer period than the twelve months required by the going concern provision.

Stress testing

The Investment Manager has prepared cash flow forecasts which were challenged and approved by the Directors. Following the decision in May 2024 by shareholders to enter an Orderly Realisation, two scenarios were modelled:

— Contractual Orderly Realisation: an Orderly Realisation of the portfolio aligned with contractual maturities; and

— Realisation Plan 2027: an Orderly Realisation aligned with the Investment Manager's and Board's strategy for completion.

In order to analyse the effect of the principal risks and uncertainties on the Company's net cash flows, key financial ratios, viability and dividend cover, the Investment Manager has stress tested the Company's financial model by flexing a number of key assumptions used to model the impact of plausible scenarios, including:

— reduction of 62% of interest income received, based on the Investment Manager's analysis of downside probabilities of default and recovery rate assumptions;

— borrower default probabilities by sector and recovery rates of 64% for senior loans and 34% for subordinated loans;

— increase in the Company's operating expenses of 25%;

— a combined scenario with a combination of the factors described above; and

— impact on the portfolio of downside stress tests on a sector-by-sector basis.

The Investment Manager believes that the above scenarios represent a robust sensitivity analysis. The Company is reliant on the performance of interest and principal repayment obligations to meet its overheads and pay discretionary dividends. The Orderly Realisation will not result in the liquidation of the Company in the immediate future and the Board will seek to implement the Orderly Realisation in a manner that maximises value for shareholders.

Time period

The Board has determined that a five year period is an appropriate period over which to provide its viability statement. The weighted average term of the loans in the investment portfolio is eight years and in the view of the Board and the Investment Manager, this extended timeframe (over and above the Realisation Plan) allows for a prudent evaluation of potential capital events, evolving market dynamics and shareholder actions, all of which are difficult to predict.

Conclusion

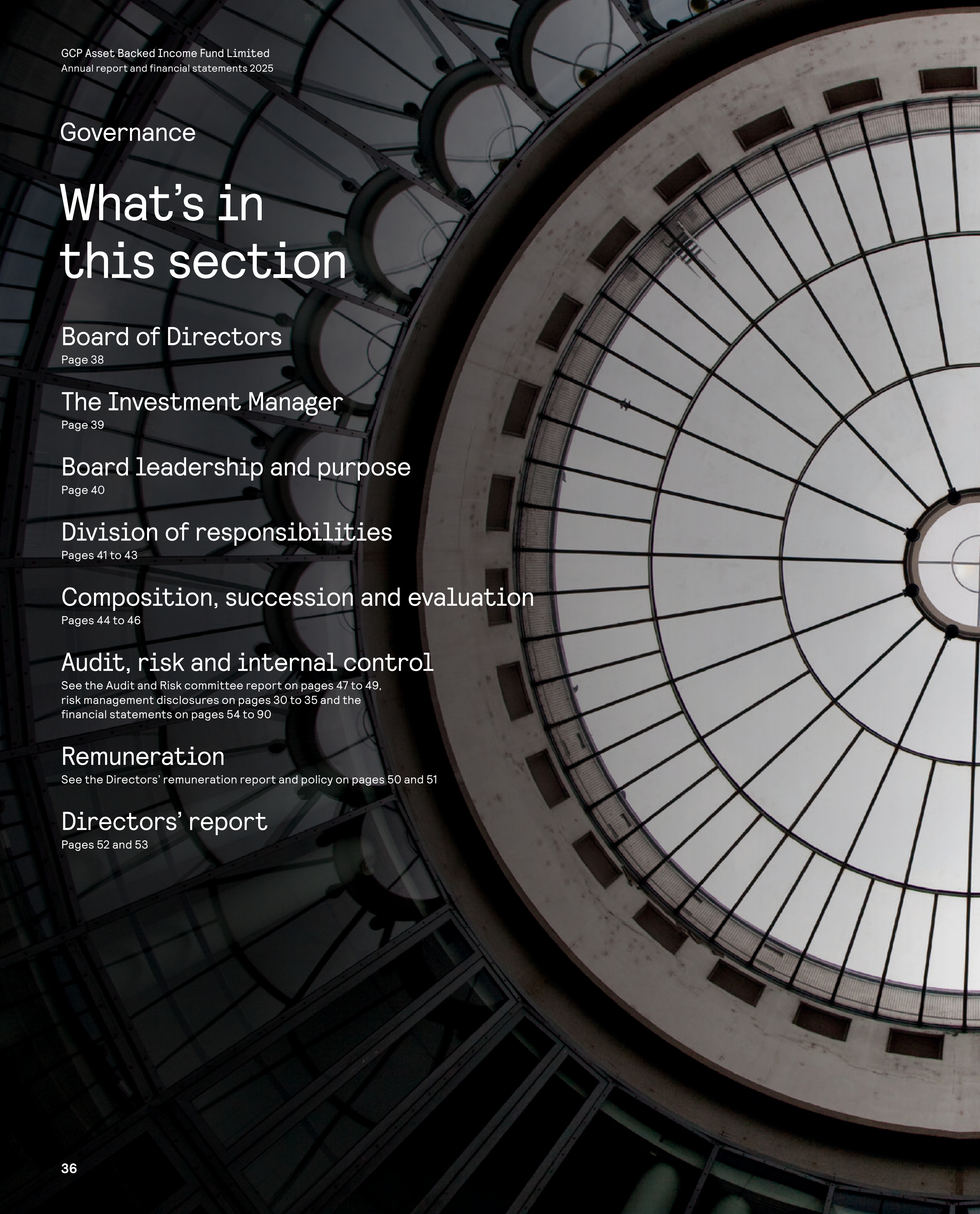
Based on the viability assessment and stress testing performed on the Company's prospects, the Directors confirm they expect the Company will be able to continue in operation and meet its liabilities as they fall due over the five year period from their assessment to 31 December 2030.

Approval of strategic report

The strategic report has been approved by the Board and is signed on its behalf by the Chairman.

Alex Ohlsson
Chairman

30 March 2026



Governance

What's in this section

Board of Directors

The Directors are responsible for the effective stewardship of the Company's activities in order to ensure its continued success is in the interest of stakeholders.

Alex Ohlsson
Chairman

Alex Ohlsson, a Jersey resident, is the group chairman of the law firm Carey Olsen (previously managing partner), and is recognised as an expert in corporate and finance law in Jersey with a particular focus on international real estate finance and structures. Mr Ohlsson joined Carey Olsen in 1991, became a Jersey solicitor in 1994 and an Advocate of the Royal Court of Jersey and a partner of Carey Olsen in 1995. He was educated at Queens' College, Cambridge, where he obtained an MA (Hons) in Law. Mr Ohlsson served as the independent chairman of the States of Jersey's audit committee from 2009 until 2018. He was also chairman of the LSE Main Market listed company Foresight Solar Fund Limited. He is an advisory board member of Jersey Finance, Jersey's financial services promotional body. He acts as a non-executive Director of a number of companies.

Skills and experience:
Substantial board level and legal experience in the corporate and finance sectors in Jersey.

Date of appointment:
14 September 2015

Marykay Fuller
Senior Independent Director and chair of the Management Engagement committee and the Remuneration and Nomination committee

Marykay Fuller, a UK resident, is a banking and finance professional with 31 years' experience in debt and equity markets, working with a broad range of businesses across a variety of jurisdictions including the UK, US, Europe, South America and Asia. Most recently, she was a senior deal advisory partner at KPMG LLP where she also represented the firm on the board of the trade group, British American Business. Ms Fuller is currently the chair of the property company, Midsummer Place Ltd, as well as a board member and audit chair of MSX International.

Skills and experience:
Substantial business and debt experience across a variety of jurisdictions.

Date of appointment:
6 November 2019

Philip Braun
Chair of the Audit and Risk committee

Philip Braun, a Jersey resident, has nearly 30 years' experience in audit, primarily with a focus on financial services, alternative investment funds and the regulated offshore industry, working with PwC for almost ten years in Jersey and Sydney. He then spent the last 16 years as the lead audit partner for BDO in Jersey, prior to his move to provide independent directorship services. In addition to his role as the head of audit locally, he also led the provision of business advisory services, including corporate due diligence, restructuring and liquidations. Mr Braun has a BSc (Hons) in Mathematics and Computer Science and is a Fellow of the Institute of Chartered Accountants of England & Wales. Mr Braun also serves on the board of directors of CVC Income & Growth Limited (chair of the audit committee) and Digital 9 Infrastructure plc (chair of audit and valuation committee); both companies are listed on the LSE. Mr Braun is also a member of the board of The International Stock Exchange Authority Limited, the Guernsey-based regulator of the international stock exchange, and a subsidiary of Miami International Holdings Inc, where he serves on the risk committee.

Skills and experience:
Chartered Accountant with extensive audit and accounting experience.

Date of appointment:
20 May 2024

The Investment Manager

The Board of Directors has appointed the Investment Manager to provide day-to-day investment management services to the Group.

Philip Kent
Chief Executive Officer

Philip Kent is the CEO of the Investment Manager and acts as lead fund adviser to the Company.

Background:
Mr Kent joined Gravis in 2015 and serves as the CEO. He is actively involved in the management of the Investment Manager's direct infrastructure and real asset investments, and has led investments across a range of energy, renewable and social infrastructure asset classes. He is lead manager to the Company and GCP Infra. Mr Kent also leads the delivery of Gravis' strategic objectives, working closely alongside the Investment Manager's shareholders and other stakeholders. He has 20 years' experience in the energy and environmental sectors, having joined Gravis from Foresight Group. Prior to Foresight, Mr Kent worked in the energy and commodity sector.

Skills and experience:
Extensive experience in the infrastructure sector, including energy markets, asset valuations and renewables transactions.

Anthony Curl
Chief Investment Officer

Anthony Curl is Chief Investment Officer at the Investment Manager.

Background:
Mr Curl joined Gravis from Alpha Real Capital, where he was an investment committee member and managed several investment teams in his role as co-head of Long Income. In this role, he was responsible for leading and managing multiple investment teams, overseeing strategy, asset selection, and portfolio performance across long-income mandates. Having started his career in banking, Mr Curl has worked in senior roles at asset managers such as BlackRock. He has also worked in the insurance sector, as portfolio manager of Friends Life's annuities book, gaining expertise in long-term liability-driven investment strategies.

Skills and experience:
Significant experience across a range of public and private asset classes, including real estate and credit.

Albane Poulin
Head of Private Credit

Albane Poulin is Head of Private Credit at the Investment Manager.

Background:
Ms Poulin joined Gravis from Aberdeen, where she was head of European private placements, responsible for the origination and underwriting of new transactions, as well as monitoring existing private placement investments. She was also the lead fund manager on a number of multi-sector private credit funds investing in a range of private credit asset classes, including private placement, infrastructure loans and commercial real estate debt. She has also worked as a credit analyst at Insight Asset Management covering utilities and transportation.

Skills and experience:
Substantial experience in credit markets, with a focus on private credit and asset backed securities.

For full Investment Manager biographies visit **www.graviscapital.com/our-people**

Board leadership and purpose

Corporate governance statement

I am pleased to present the Company's corporate governance statement for the year ended 31 December 2025.

Alex Ohlsson
Chairman

Introduction from the Chairman

In this corporate governance statement, the Company reports on its compliance with the AIC Code, sets out how the Board and its committees have operated during the year and describes how the Board exercises effective stewardship over the Company's activities for the benefit of its members as a whole.

The Board recognises the importance of a strong corporate governance culture and has established a framework for corporate governance which it considers to be appropriate for the Company's business. All Directors contribute to Board discussions and debates. The Board believes in providing as much transparency for shareholders as is reasonably possible.

The AIC Code

As a member of the AIC, the Company reports against the principles and provisions of the AIC Code.

The Board has considered the principles and provisions of the AIC Code. The AIC Code addresses the principles and provisions set out in the UK Code, as well as setting out additional provisions on issues that are of specific relevance to the Company.

The AIC Code can be found on the AIC website at www.theaic.co.uk.

The AIC Code includes an explanation of how it adapts the principles and provisions set out in the UK Code to make them relevant for investment companies. The UK Code can be found on the FRC website at www.frc.org.uk.

The Board considers that reporting against the principles and provisions of the AIC Code, which has been endorsed by the FRC and supported by the JFSC, provides better and more relevant information to shareholders.

Statement of compliance with the AIC Code

The Board has made the appropriate disclosures in this report to ensure that the Company meets its continuing obligations. It should be noted that, as an investment company, most of the Company's day-to-day responsibilities are delegated to third party service providers. The Company has no employees and the Directors are all non-executive, therefore not all of the provisions of the UK Code are directly applicable to the Company. The Board considers that the Company has complied with the principles and provisions of the AIC Code, except in relation to the tenure of the Chairman, Alex Ohlsson. Refer to the Remuneration and Nomination committee report on page 44 for further information.

The Board

At 31 December 2025, the Board comprised three Directors, all of whom are non-executive and are considered independent. Biographical details of the Directors are shown on page 38.

Under the leadership of the Chairman, the Board is responsible for the long-term success of the Company. It provides overall leadership, sets the strategic aims of the Company and ensures that the necessary resources are in place for the Company to meet its objectives and fulfil its obligations to shareholders within a framework of high standards of corporate governance and effective internal controls.

The Board has overall responsibility for the Company's investment policy, investment strategy and activities, including the review of investment activity and performance and internal controls of the Investment Manager.

Matters reserved for the Board

The Board has approved a formal schedule of matters reserved for its approval which is available on the Company's website and upon request from the Company Secretary.

Culture and purpose

The Chairman, Alex Ohlsson, leads the Board and is responsible for its overall effectiveness in directing the Company. He demonstrates objective judgement, promotes a culture of openness and debate and facilitates constructive Board relations and the effective contribution of all Directors. In liaison with the Company Secretary, he ensures the Directors receive accurate, timely and clear information. The Directors are required to act with integrity, lead by example and promote this culture within the Company.

The Board seeks to ensure the alignment of its purpose, values and strategy with this culture of openness, debate and integrity through ongoing dialogue and engagement with its service providers, principally the Investment Manager. The culture of the Board is considered as part of the annual performance evaluation process which is undertaken by each Director. The culture of the Company's service providers, including their policies, practices and behaviour, is considered by the Board as a whole during the annual review of the performance and continuing appointment of all service providers.

Division of responsibilities

The Board is responsible for the effective stewardship of the Company's affairs, including corporate strategy, corporate governance, risk management and overall investment policy.

The Board

Purpose:

Responsible for the efficient Orderly Realisation of the Company to maximise shareholder value.

Provides overall leadership, sets out the strategic aims of the Company and ensures that the necessary resources are in place for the Company to meet its objective and fulfil its obligations to shareholders within a framework of high standards of corporate governance and effective internal controls.

Composition at 31 December 2025:


Chairman: Alex Ohlsson


Marykay Fuller


Philip Braun

Board committees

Audit and Risk committee	Management Engagement committee	Remuneration and Nomination committee
Purpose: Ensures that the Company's financial performance is properly monitored, controlled and reported, in addition to engaging with the Company's external Auditor, and reviews and monitors the Company's risk and internal controls.	**Purpose:** Reviews the performance and continuing appointment of the Investment Manager and other service providers.	**Purpose:** Considers appointments to the Board and its individual committees, makes recommendations with regard to changes, maintaining a balanced and effective Board and reviewing Directors' remuneration.
Composition at 31 December 2025		
Chair: Philip Braun Marykay Fuller See Audit and Risk committee report on pages 47 to 49.	Chair: Marykay Fuller Alex Ohlsson Philip Braun	Chair: Marykay Fuller Alex Ohlsson Philip Braun See Remuneration and Nomination committee report on pages 44 to 46.

The terms of reference of the Board committees can be found on the Company's website.

Division of responsibilities continued

Chairman and Senior Independent Director

The Chairman, Alex Ohlsson, is deemed by his fellow independent Board members to be independent in character and judgement and free of any conflicts of interest.

He considers himself to have sufficient time to spend on the affairs of the Company. He has no significant commitments other than those disclosed in his biography on page 38. The Chairman's independence has previously been noted by Institutional Shareholder Services, a proxy adviser which publishes voting recommendations for its clients in respect of listed issuers, due to his position as group chairman (previously managing partner) of Carey Olsen, the Company's advisers on Jersey law. The relationship between the Company and Carey Olsen is not material in nature and is not considered to present a conflict of interest. The fees paid to Carey Olsen in the financial year ended 31 December 2025 represented 0.07% of the total expenses of the Company. Furthermore, the Company and Carey Olsen, a firm of over 50 partners, maintain procedures to ensure that the Chairman has no involvement in either the decisions concerning the engagement of Carey Olsen or the provision of legal services to the Company.

Marykay Fuller is Senior Independent Director of the Company. She acts as a sounding board for the Chairman, meets with major shareholders as appropriate, provides a channel for any shareholder concerns regarding the Chairman and takes the lead in the annual evaluation of the Chairman by the Directors.

In the event the Company experiences a period of distress, the Senior Independent Director will work with the Chairman, the other Directors and shareholders to resolve any issues.

A schedule of responsibilities of the Chairman and the Senior Independent Director is available on the Company's website.

Committees

At the year end, the structure included an Audit and Risk committee, a Management Engagement committee and a Remuneration and Nomination committee. The terms of reference for each of the committees are available on the Company's website or upon request from the Company Secretary.

Audit and Risk committee

The membership and activities of the Audit and Risk committee are described in its report on pages 47 to 49.

Management Engagement committee

The Management Engagement committee comprises all Directors. It meets at least once a year to consider the performance of the Company's key service providers, including the Investment Manager, the terms of their engagement, remuneration and their continued appointment.

Following the committee's assessment of the Investment Manager and the third party service providers whom the committee independently evaluates, their continued appointment on the terms agreed was considered to be in the best interest of shareholders as a whole. Thus, it was recommended to, and approved by, the Board that the Investment Manager and the third party service providers be retained.

Remuneration and Nomination committee

The membership and activities of the Remuneration and Nomination committee are described in its report on pages 44 to 46.

Meetings

The Board holds meetings on a quarterly basis and additional meetings are held when necessary. The number of scheduled meetings of the Board and committees held during the year and the attendance of individual Directors are shown below:

	Quarterly Board		Audit and Risk		Management Engagement	
Directors	Number entitled to attend	Number attended	Number entitled to attend	Number attended	Number entitled to attend	Number attended
Alex Ohlsson	4	4	—	—	1	1
Marykay Fuller	4	4	5	5	1	1
Philip Braun	4	4	5	5	1	1

	Remuneration and Nomination		Ad-hoc Board	
Directors	Number entitled to attend	Number attended	Number entitled to attend	Number attended
Alex Ohlsson	1	1	4	4
Marykay Fuller	1	1	4	4
Philip Braun	1	1	4	3

Directors are encouraged to give the chair their views and comments on matters to be discussed in advance when they are unable to attend a meeting. In addition to their meeting commitments, the non-executive Directors liaise with the Investment Manager when required and maintain regular contact outside the Board meeting schedule.

At each Board and committee meeting, the Directors follow a formal agenda, circulated in advance by the Company Secretary, which may include a review of the Group's investments and associated matters such as gearing, dividend policy, asset and capital allocation, risks, marketing and investor relations, economic and sector issues, regulatory changes and corporate governance best practice. The Company's service providers also provide the Board with relevant information to support each formal agenda. The Board considers the Company's investment policy, objective and strategy in these meetings.

Company Secretary

The Board has access to the Company Secretary to advise on governance and day-to-day administrative matters. The Company Secretary is responsible for ensuring the Board receives the timely delivery of information and reports which the Directors require and that the statutory obligations of the Company are met.

Market Abuse Regulation

Following the implementation of MAR on 3 July 2016, the Board formally adopted revised procedures in relation to the management, identification and disclosure of inside information and share dealing in accordance with MAR.

Anti-bribery and tax evasion

The Company has developed appropriate anti-bribery policies and procedures. The Company has a zero-tolerance policy towards bribery and is committed to carrying out its business fairly, honestly and openly.

The Company does not tolerate tax evasion in its business. The Company complies with the relevant UK law and regulation in relation to the prevention of facilitation of tax evasion and supports efforts to eliminate the facilitation of tax evasion worldwide. The Company works to make sure its stakeholders share this commitment.

UK AIFM Regime

The Company is classed as an externally managed AIF under the UK AIFM Regime. The Board has appointed the Investment Manager as the authorised AIFM to the Company and Apex Financial Services (Corporate) Limited as the Company's Depositary under the UK AIFM Regime.

AIFM remuneration

The Investment Manager is authorised as an AIFM by the FCA under the UK AIFM Regime. The Company has provided disclosures on its website incorporating the requirements of the UK AIFM Regime.

The total remuneration paid to the Investment Manager by the Company is disclosed in note 17 to the financial statements.

MiFID II

The ordinary shares of the Company are considered 'non-complex' in accordance with MiFID II.

Non-mainstream pooled investments

The Board notes the rules of the FCA on the promotion of non-mainstream pooled investments.

The Board confirms that it conducts the Company's affairs, and intends to continue to conduct its affairs, so the Company's shares will be 'excluded securities' under the FCA's rules. This is on the basis that the Company would qualify for approval as an investment trust by the Commissioners for HM Revenue and Customs under Sections 1158 and 1159 of the Corporation Tax Act 2010 if resident and listed in the UK. Therefore, the Company's shares will not amount to non-mainstream pooled investments. Accordingly, promotion of the Company's shares will not be subject to the FCA's restriction on the promotion of non-mainstream pooled investments.

Composition, succession and evaluation

Remuneration and Nomination committee report

I am pleased to present the Remuneration and Nomination committee report for the year ended 31 December 2025.

Marykay Fuller
Chair of the Remuneration and Nomination committee

Committee

At 31 December 2025, the committee comprised all three Directors of the Company, all of whom are considered independent.

The committee met once during the year. A copy of the terms of reference within which the committee operates is available on the Company's website or from the Company Secretary upon request.

Board composition

The Board believes that it and its committees have an appropriate composition and blend of skills, experience, independence and diversity of backgrounds to discharge their duties and responsibilities effectively. The Board is of the view that no one individual or small group dominates decision making. The Board, via its Remuneration and Nomination committee, keeps its membership, and that of its committees, under review to ensure that an acceptable balance is maintained, and that the collective skills and experience of its members continue to be refreshed.

Directors' attendance at all committee meetings held during the year and their relevant experience is detailed on page 42 and page 38 respectively.

Directors' training

The Directors are encouraged to keep up to date and attend training courses on relevant matters. The Company has a continuing professional development policy which is reviewed annually.

Independence

The committee has reviewed the conflicts, relationships, other positions and tenure of all the Board members.

During the year, Marykay Fuller received additional remuneration from the Company of £20,000 for leading the realisation related to conflicted investments. In accordance with the Company's conflicted investment policy, all investments where the Investment Manager or the directors, officers or employees of the Investment Manager are directly or indirectly interested in an entity or asset that relates to an investment, such investment and any decisions relating to it are considered and approved by the Board. Ms Fuller was asked by the Board to lead the realisation of several of the conflicted investments due to her executive background in credit and restructuring. A further £39,438 was paid by the Company to Ms Fuller post year end related to work done in 2025. It was agreed that the additional remuneration would be split by the Company and the Investment Manager. The total additional remuneration paid to Ms Fuller to date, including the amount paid by the Investment Manager (exclusive of VAT), is £108,875.

Given Ms Fuller's knowledge of the investments, and her extensive restructuring background, the Board deemed it more commercial and cost efficient for her to lead on the conflicted investments rather than hiring a third party adviser.

The Board continues to be satisfied that no material interests exist which would impact the ability of each Director to exercise independent judgement. Accordingly, the Board considers all Directors on the Board to be independent in character and judgement and entirely independent of the Investment Manager. The Directors' conflicts of interest are detailed in note 17 to the financial statements.

Tenure and succession

The Board's policy regarding tenure of service, including in respect of the Chairman, is that any decisions regarding tenure will balance the need to provide and maintain continuity, knowledge, experience and independence, against the need to periodically refresh the Board composition to maintain an appropriate mix of the required skills, experience, age and length of service. Given the Company's ongoing managed wind-down, the Board's experience and continuity are deemed important and viewed as being in shareholders' best interests.

The Board does not consider that length of service in itself necessarily undermines a Director's independence nor that each Director, including the Chairman, should serve for a finite fixed period.

The appointment date of each Director is shown on page 38. Alex Ohlsson has served as a Director of the Company for eleven years since his appointment as Chairman in September 2015.

In order to align the Company's tenure policy with the maintenance of continuity, knowledge and experience, the Board is of the view that it is in the best interest of shareholders for all three Directors of the Company to be retained until the completion of the Orderly Realisation and solvent liquidation of the Company, targeted to complete in 2027.

Performance evaluation

The Directors are aware of the need to continually monitor and improve performance and recognise that regular Board evaluation is a valuable feedback mechanism for improving Board effectiveness.

During 2025, an internal performance evaluation was carried out through a questionnaire. The questionnaire was specifically designed to assess the strength and independence of the Board, the Chairman and the individual Directors, the performance and focus of Board and committee meetings, the need for additional information required to facilitate Board discussions and each Director's continuing capacity. The results of the performance evaluation are presented to the Remuneration and Nomination committee and subsequently to the Board, with any key recommendations driven forward by the committee with assistance from the Company Secretary and Investment Manager, where relevant.

Diversity

Diversity is an important consideration to ensure the Board and its committees have the right balance of skills, experience, independence and knowledge necessary to discharge their responsibilities. The right blend of perspectives is critical to ensuring an effective board and a successful company.

Board diversity, including, but not limited to, gender, ethnicity, professional and industry-specific knowledge and expertise, understanding of geographic markets and different cultures, is taken into account when evaluating the skills, knowledge and experience desirable to fill vacancies on the Board as and when they arise.

Board appointments are made based on merit and calibre with the most appropriate candidate, who is the best fit for the Company, nominated for appointment.

As a result, no measurable targets in relation to Board diversity have been set.

The committee believes the Directors provide, individually and collectively, the breadth of skill and experience to manage the Company.

In compliance with Listing Rule 6.6.6R (10), the Company provides information, set out in the tables below, on its progress against the targets on Board diversity:

a) at least 40% of individuals on the Board should be women;

b) at least one senior Board position should be held by a woman; and

c) at least one individual on the Board should be from a minority ethnic background.

Gender identity[1]

	Number of Board members	Percentage on the Board	Number of senior positions on the Board
Men	2	66.67%	1
Women	1	33.33%	1
Not specified/prefer not to say	—	—	—

Ethnic background[1]

	Number of Board members	Percentage on the Board	Number of senior positions on the Board
White British or other White (including minority white groups)	3	100%	2
Mixed/Multiple ethnic groups	—	—	—
Asian/Asian British	—	—	—
Black/African/Caribbean/Black British	—	—	—
Other ethnic group	—	—	—
Not specified/prefer not to say	—	—	—

The data in the above tables was collected through self-reporting by the Directors.

1. The Company is a closed-ended investment company with no employees, hence data for executive management is not applicable.

Composition, succession and evaluation continued

Remuneration and Nomination committee report continued

Diversity continued

At the date of this report, the Board consists of two males and one female. From 2019 to the AGM in May 2024, the Board consisted of two males and two females. At the AGM in May 2024, as a result of the strategic review and subsequent approval by shareholders of the discontinuation resolution, two Directors, who had both served on the Board for nine years, resigned from the Board of the Company and Philip Braun was appointed, reducing the size of the Board from four to three members. As noted above, the Board is of the view that it is in the best interest of shareholders for all three Directors of the Company to be retained until the completion of the Orderly Realisation and solvent liquidation of the Company, targeted to complete in 2027.

The requirement for the Company to have at least two Jersey resident directors affects its ability to source ethnically diverse directors. The 2021 census of the population of Jersey showed that of a population of 103,297, only 4.1% were from a minority ethnic background, compared to England and Wales which had a population of 66.8 million in 2019[1], of which 15.2% were from a minority ethnic background.

Overboarding

Prior to their appointment to the Board, a Director must disclose existing significant commitments and confirm that they are able to allocate sufficient time to the business of the Company. In addition, a Director must consult the Chairman or Senior Independent Director prior to taking on any listed company, conflicted, time-consuming or otherwise material board appointment and promptly notify the Company Secretary of any new board appointments they take on.

On an annual basis, through the Board's internal evaluation, as described on page 45, each Director's continuing ability to meet the time requirements of the role is assessed by considering, amongst other things, their attendance at Board, committee and other ad hoc meetings and events of the Company during the year as well as the nature and complexity of other, both public and private, roles held.

Directors' attendance at all Board and committee meetings held during the year is detailed on page 42. None of the Directors hold an executive position of a public company or chair a public operating company.

The committee believes all the Directors have sufficient time to meet their Board responsibilities.

Re-election

Beyond the requirements of the Articles, and in accordance with the AIC Code, the Board has agreed a policy whereby all Directors will seek annual re-election at the Company's AGM. Any Director not re-elected will resign in accordance with applicable Jersey regulatory requirements.

Having considered the Directors' performance and the results of the internal performance evaluation, the Board believes it continues to be effective and the Directors bring extensive knowledge and commercial experience together with demonstrating a range of business, financial and asset management skills. Taking this into consideration along with the managed wind-down of the Company and the desire to maintain continuity, knowledge and experience on the Board, the Board believes that it would be in the Company's best interests for the Directors to be proposed for re-election at the AGM given their material level of contribution and commitment to the role and, hence, recommends that shareholders vote in favour of each Director's proposed re-election.

Remuneration

The Directors' remuneration report on pages 50 and 51 details the remuneration policy and the Directors' remuneration during the year.

Marykay Fuller
Chair of the Remuneration
and Nomination committee

30 March 2026

1. 2019 is the latest ethnic data to be released for England and Wales.

Audit, risk and internal control

Audit and Risk committee report

I am pleased to present the Audit and Risk committee report for the year ended 31 December 2025.

Philip Braun
Chair of the Audit and Risk committee

Statement from the chair

The Board is supported by the Audit and Risk committee, with written terms of reference which are available on the Company's website or on request from the Company Secretary. The committee's primary role is monitoring the integrity of the Company's financial reporting to ensure it is fair, balanced, understandable and provides the information necessary for shareholders and other users to assess the Company's position and performance, business model and strategy.

The committee is responsible for monitoring internal controls, risk management and the external audit process, which includes making recommendations to the Board in respect of the appointment, re-appointment and remuneration of the Auditor.

Composition and meetings

At 31 December 2025, the committee comprised Philip Braun (chair) and Marykay Fuller.
The qualifications and experience of the Audit and Risk committee members are detailed on page 38.
The Board considers that the committee chair, Mr Braun, a Chartered Accountant, has recent and relevant financial experience as required by the provisions of the AIC Code.

The committee formally met five times during the year ended 31 December 2025. Details of attendance at meetings held during the year are set out on page 42.

Although not members of the committee, the Company Secretary, the Investment Manager, the lead audit partner and representatives from the Company's Auditor are invited to attend committee meetings. The Auditor has the opportunity to meet with the committee without representatives of the Investment Manager being present.

The Auditor is not present when their performance and remuneration is discussed.

Financial reporting

The committee considered the requirements of the UK Companies Act 2006 (Strategic Report and Directors' Report) Regulations 2013 with which it is complying voluntarily, in line with best practice reporting. As required under the AIC Code, the committee specifically reviewed the Company's annual report and financial statements, including the Company's key performance indicators and alternative performance measures, to conclude whether it is:

— fair, balanced, understandable, comprehensive and consistent with prior year reporting; and

— how the Board assesses the performance and position of the Company's business during and at the end of the financial year.

The committee also considered if the annual report and financial statements provided shareholders with the information necessary to assess the Company's strategy and business model.

The committee presented its recommendations to the Board and the Board concluded that it considered the annual report and financial statements, taken as a whole, to be fair, balanced and understandable and to provide the information necessary for shareholders to assess the Company's position and performance, business model and strategy.

In addition to the above matters, the committee's work focused on:

— significant accounting matters recommended to the Board and other narrative disclosures in the half-yearly and annual financial statements of the Company, including matters of judgement in relation to the valuation of financial assets at fair value through profit or loss and an assessment of the methodology. The committee discussed these matters with the independent Valuation Agent, the Investment Manager and the Auditor;

— the effectiveness of the Company's internal control environment and risk management framework;

— challenging the results of the Investment Manager's stress tests for the purpose of the going concern and viability statements and considering the going concern disclosures on page 35 and in note 2.1 to the financial statements;

— overseeing the Company's relations with the Auditor, including assessing the conduct and effectiveness of the audit process and the Auditor's independence and objectivity and recommending the Auditor's re-appointment and approval of the Auditor's fees; and

— the committee's own terms of reference.

The committee has direct access to the Auditor and to the key senior staff of the Investment Manager and reports its findings and recommendations to the Board, which retains the ultimate responsibility for the financial statements of the Company.
All recommendations made during the year were accepted by the Board.

Audit, risk and internal control continued

Audit and Risk committee report continued

Significant issues considered

After discussions with the Investment Manager and the Auditor, the committee determined that the key risks of material misstatement to the Company's financial statements are related to the fair valuation of the investments as detailed below.

Fair valuation of investments	Actions and conclusions
As outlined in notes 11 and 16 to the financial statements, the total value of financial assets at fair value at 31 December 2025 was £118.8 million (31 December 2024: £173.9 million). Market quotations are not available for the investment in the Subsidiary, or the underlying financial assets, such that their valuation is undertaken using a discounted cash flow methodology, with the exception of the methodology adopted for valuing the loans in the investment portfolio that are based on net realisable value. Refer to note 2.1 for further information. The discount rates adopted to determine the valuation of the underlying investments are selected and recommended by the independent Valuation Agent. The discount rates are applied to the expected future cash flows for each investment's financial forecasts determined by the Investment Manager, to arrive at a valuation (a discounted cash flow valuation). The resulting valuation is sensitive to the discount rate selected. The independent Valuation Agent is experienced and active in the area of valuing these investments and adopts discount rates that reflect their current and extensive experience. The independent Valuation Agent performs semi-annual financial asset valuations in respect of the underlying investments and provides valuation reports to the Board. The performance of the individual investments and the fair value of the financial assets is discussed with the Investment Manager at each quarterly Board meeting.	The committee met with the independent Valuation Agent prior to the issuance of their semi-annual valuation reports to discuss and challenge their fair valuation of the Group's loans. The Valuation Agent discussed the valuation methodology, including the key general market conditions by sector and their impact on the valuation. During the year, the committee also met with the Investment Manager to discuss portfolio reports provided to the independent Valuation Agent for the valuations. The committee challenged the judgements and key estimates applied, including those concerning the loans valued based on net realisable value, the impact of inflation and/or interest rate protection and general market conditions. The committee was satisfied that the valuation methodology and judgements, including the range of the discount rates adopted by the independent Valuation Agent, were appropriate for the valuation.

Other matters considered during the year

Accounting policies, narrative reporting, critical accounting estimates and key judgements

The committee reviewed the narrative reporting, accounting policies and note 2.2 to the financial statements that relate to critical accounting estimates and key judgements and confirmed they are appropriate for the Company.

Risk management

The Company has in place a risk register to manage and track identified risks and uncertainties and potential emerging risks that the committee has identified the Company may be exposed to. For each risk, the committee considers, inter alia, the impact on the Company achieving its investment objective along with the nature and extent of the risk, their mitigants and any driving factors which may increase the risk.

The level of residual risk determined as part of this analysis assists the Board (on the committee's recommendation) in determining whether it is within the Company's risk appetite and identifying any follow-up actions required.

Both the risk register and the financial crime risk assessment are reviewed semi-annually in order to support the committee's assessment of the principal risks and uncertainties and emerging risks the Company reports in the half-yearly report and annual report. Details of the Company's risk management framework, including the role of the AIFM, are set out on page 31.

Internal controls

The committee monitored and reviewed the internal controls of the Company, which included:

- quarterly reports to the Board from the Investment Manager, Administrator, Compliance Officer and Depositary;
- bi-annual reports from the Investment Manager's risk officer to the committee;
- ISAE 3402 Type II reports on the operations of the key service providers, namely the Investment Manager, Administrator and Registrar; and
- annual assurance confirmations provided by key service providers to the Management Engagement committee, which covered matters in relation to financial crime, cyber security, fraud prevention and detection, ESG and other compliance.

The committee concluded that the Company's internal controls remain adequate and effective.

Going concern and viability statement

The Board's assessment of the Company's ability to continue as a going concern, as well as its longer-term viability, is detailed in the risk management section on page 35 and in note 2.1 to the financial statements.

External audit

The committee met with the Auditor in September 2025 to review, challenge and agree their audit plan, and in particular their approach to the valuation of investments.

On 21 November 2025, the Company received a copy of the FRC's Audit Quality Review ("AQR") Inspection Report on PricewaterhouseCoopers CI LLP's audit of the Company's financial statements for the year ended 31 December 2024 (part of the 2024/2025 AQR cycle). The chair of the Audit and Risk committee was interviewed in 2025 by the AQR team as part of their review. The AQR team assessed the quality of the audit as 'Good'. A 'Good' quality assessment indicates that no Key or Other Findings were identified. This is the highest assessment banding.

Independence and objectivity of the Auditor

Grant Thornton was appointed as Auditor of the Company following the conclusion of a formal competitive audit tender process led by the Company's Audit and Risk committee. The appointment of Grant Thornton as the Company's Auditor was approved by shareholders at the 2025 AGM.

To fulfil its responsibility regarding the independence and objectivity of the Auditor, the Audit and Risk committee considered:

— a report from the Auditor describing its arrangements for maintaining independence; and

— the extent and nature of the non-audit services provided by the Auditor.

The committee has agreed a policy whereby, in order to avoid any potential impact on the independence and objectivity of the Auditor, the Company and its subsidiaries will not seek to obtain non-audit services from the Auditor, with the exception of the review of the half-yearly report and financial statements which are included in the FRC's whitelist of permitted non-audit services.

External audit results

The committee met with the Auditor in March 2026 to discuss their audit report and opinion, after the conclusion of their audit.

The Auditor explained the results of their audit and a summary of the differences identified. The Audit and Risk committee was satisfied that the differences were not material in the context of the financial statements as a whole.

Effectiveness of the external audit

The committee discussed the effectiveness of the external audit process during the year, considering the performance, objectivity, independence and relevant experience of the Auditor. Following this review, the committee concluded that the audit was effective.

Re-appointment of the Auditor

In 2025, following the conclusion of a formal competitive audit tender process led by the Company's Audit and Risk committee, the Board approved the appointment of Grant Thornton as the Company's new Auditor, succeeding PwC.

The committee continues to be satisfied with the performance of the Auditor and has recommended the re-appointment of Grant Thornton as the Company's Auditor at the 2026 AGM.

The following table summarises the remuneration paid to the Auditor for audit and non-audit services during the year ended 31 December 2025:

	Year ended 31 December 2025 £'000	Year ended 31 December 2024 £'000
Audit fees		
Annual audit of the Company	**100**	256
Scope changes for the 2024 audit payable to the previous Auditor	**80**	—
	180	256
Audit-related services		
Review of half-yearly report	**25**	75
Total	**205**	331

Philip Braun
Chair of the Audit and Risk committee

30 March 2026

Remuneration

Directors' remuneration report

I am pleased to present the Directors' remuneration report for the year ended 31 December 2025.

Marykay Fuller
Chair of the Remuneration and Nomination committee

The Directors' remuneration report provides details on remuneration in the year. Although it is not a requirement under Jersey Company Law to have the Directors' remuneration report or the Directors' remuneration policy approved by shareholders, the Board believes that as a company whose shares are traded on the London Stock Exchange, it is good practice for it to do so.

The Directors' remuneration report is put to a shareholder vote every year.

The Directors' remuneration policy is put to a shareholder vote at least once every three years and in any year if there is a change in the policy.

The remuneration policy was put to, and approved by, shareholders in 2023 and although there will be no change in the way in which the policy will be implemented during the course of the next financial year, given the three year period, the policy will be put to shareholders at the 2026 AGM.

This report is not subject to audit.

Directors' remuneration

The fees paid to the Directors in the years ended 31 December 2025 and 31 December 2024 are set out below.

	Directors' base fee £		Chairman/SID fee £		Committee chair fee £		ESG representative fee £		One-off fee[3] £		Expenses[4] £		Total £	
	2025	2024	**2025**	2024	**2025**	2024	**2025**	2024	**2025**	2024	**2025**	2024	**2025**	2024
Alex Ohlsson	**48,375**	48,375	**20,000**	20,000	**—**	—	**—**	—	**—**	15,000	**—**	20	**68,375**	83,395
Joanna Dentskevich[1]	**—**	18,720	**—**	—	**—**	3,870	**—**	1,935	**—**	—	**—**	—	**—**	24,525
Colin Huelin[1]	**—**	18,720	**—**	—	**—**	5,805	**—**	—	**—**	—	**—**	—	**—**	24,525
Marykay Fuller[2]	**48,375**	48,375	**10,000**	6,123	**10,000**	10,000	**—**	—	**20,000**	10,000	**18,125**	4,968	**106,500**	79,466
Philip Braun[1]	**48,375**	29,754	**—**	—	**20,000**	12,301	**—**	—	**—**	—	**426**	467	**68,801**	42,522
Total	**145,125**	163,944	**30,000**	26,123	**30,000**	31,976	**—**	1,935	**20,000**	25,000	**18,551**	5,455	**243,676**	254,433

1. On 20 May 2024, Joanna Dentskevich and Colin Huelin resigned from the Board and Philip Braun was appointed.
2. During the year, Marykay Fuller received additional remuneration for leading the realisation of several of the conflicted investments on behalf of the Board. Refer to page 88 for further information.
3. In 2024, Alex Ohlsson and Marykay Fuller received a one-off payment for additional work undertaken on the strategic review.
4. The increased expenses during the year related to travel and accommodation for site visits in the US.

The fees paid to the Directors were in relation to non-executive Director services. At 31 December 2025, liabilities in respect of these services amounted to £51,000 (31 December 2024: £51,000). No variable remuneration, discretionary payments or payments for loss of office were made during the year.

The Remuneration and Nomination committee met in November 2025 and agreed to not increase the Directors' remuneration for the year ending 31 December 2026.

Directors' interests

At 31 December 2025, the interests of the Directors in the ordinary shares of the Company are as set out below[1]:

	31 December 2025 Number of shares	31 December 2024 Number of shares
Alex Ohlsson	**20,195**	25,329
Marykay Fuller	**7,937**	9,954
Philip Braun	**5,295**	6,642

1. The Directors' shareholdings are either direct and/or indirect holdings of the ordinary shares in the Company.

Changes to the above holdings between 31 December 2024 and 31 December 2025 are due to the compulsory redemptions.

Directors' remuneration policy

In accordance with the AIC Code, no Director is involved in deciding his or her own remuneration.

The Board considers that Directors' fees should reflect duties, responsibilities and the value of time spent and, as such, the Chairman and the chairs of Board committees receive additional remuneration for these roles.

Directors are not eligible for bonuses, pension benefits, share options, long-term incentive schemes or other benefits in respect of their services as non-executive Directors of the Company. In addition, no payment will be made to a Director for loss of office, or as consideration for or in connection with his/her retirement from office.

The Board may, however, allow for additional remuneration to be paid where Directors, at the request of the Company, are involved in ad hoc duties beyond those normally expected as part of the appointment.

The remuneration of each of the Directors is subject to fixed fee arrangements, paid quarterly in arrears. Part of the Directors' fee may be paid in the form of fully paid shares in the capital of the Company. At 31 December 2025, no shares were issued in lieu of payment of the Directors' fee (31 December 2024: none).

The aggregate of all the Directors' remuneration is currently subject to an annual cap of £335,000 in accordance with the Articles and is reviewed annually.

The Company will reimburse the Directors all reasonable travelling, hotel and other expenses properly incurred by them in or about the proper performance of their duties and the taking of reasonable independent legal advice concerning matters relating to their directorship, provided that if and when required by the Company, they produce receipts to the Company or other evidence of actual payment of expenses.

The Company is committed to ongoing shareholder dialogue and any views expressed by shareholders on the fees being paid to Directors would be taken into consideration by the Board when reviewing the Directors' remuneration policy and in the annual review of Directors' fees.

Directors' fee levels

The Board has set different fee levels to reflect the workload, responsibilities and time commitment of the various roles held by Board members. The fee levels in respect of the year ended 31 December 2025 and the expected fee levels in respect of the year ending 31 December 2026 are as follows:

	31 December 2025 £	31 December 2024 £
Base fee	**48,375**	48,375
Chairman's fee	**20,000**	20,000
Senior Independent Director fee	**10,000**	10,000
Audit and Risk committee chair fee	**20,000**	20,000
Management Engagement committee chair fee	**5,000**	5,000
Remuneration and Nomination committee chair fee	**5,000**	5,000

Approval

The Directors' remuneration report was approved by the Board and signed on its behalf by:

Marykay Fuller

Chair of the Remuneration and Nomination committee

30 March 2026

Directors' report

The corporate governance statement set out on pages 38 to 53 forms part of this report.

Principal activity and business review
The strategic report has been prepared by the Directors and should be read in conjunction with the Chairman's statement, forming part of the annual report to shareholders.

Directors
The Directors in office at 31 December 2025 are shown on page 38.

The terms and conditions of the appointment of the Directors are formalised in letters of appointment, copies of which are available for inspection at the Company's registered office. None of the Directors have a contract of service with the Company nor has there been any other contract or arrangement between the Company and any Director at any time during the year.

The Company has Directors' and Officers' liability insurance and civil liability insurance. Under the Company's Articles, the Directors are provided, subject to the provisions of Jersey legislation, with an indemnity in respect of liabilities which they may sustain or incur in connection with their appointment.

Director conflicts of interest
It is the responsibility of each individual Director to avoid a conflict-of-interest situation arising. The Director must inform the Board as soon as he or she is aware of an interest that might conflict with the interests of the Company. The Company's articles of association authorise the Board to approve such situations, where it is deemed appropriate. A register of conflicts is maintained by the Company Secretary and is reviewed at Board meetings, to ensure that any authorised conflicts remain appropriate. The Directors are required to confirm whether there has been any change in their position at these meetings.

The Directors must also comply with the statutory rules requiring company directors to declare any interest in an actual or proposed transaction or arrangement with the Company.

Further details of the Directors' conflicts of interest can be found in note 17 to the financial statements.

Share capital
Details of the movements in share capital during the year are set out in the statement of changes in equity on page 66 and in note 15 to the financial statements.

At the AGM held on 6 June 2025, the Company was granted the authority to purchase up to 14.99% of the Company's ordinary share capital in issue at the date on which the notice of the AGM was published. This authority will expire at the conclusion of, and renewal will be sought at, the AGM to be held on 22 May 2026. No repurchases were made under this authority during the year.

At 31 December 2025, the Company's issued share capital comprised 171,903,104 ordinary shares of no par value, none of which are held in treasury. The total voting rights of the Company at 31 December 2025 were 171,903,104.

At general meetings of the Company, every ordinary shareholder shall have one vote in respect of every ordinary share.

Dividends
Details of the dividends paid and declared during the year are set out in note 9 to the financial statements. As the last dividend in respect of any financial period is payable prior to the relevant AGM, it is declared as an interim dividend and, accordingly, there is no final dividend payable.

The Board is conscious that this means shareholders will not be given the opportunity to vote on the payment of a final dividend. Accordingly, it has been decided that shareholders will be asked to confirm their approval of the Company's dividend policy at the forthcoming AGM.

Significant voting rights
At 31 December 2025, the Company has been informed of the following holdings representing more than 3% of the voting rights of the Company:

Name	Shares held	Percentage of total voting rights
Valu-Trac Investment Management	13,793,290	8.02%
Wijs & van Oostveen	12,651,051	7.36%
Asset Value Investors	12,420,494	7.23%
TrinityBridge	12,202,404	7.10%
Almitas Capital	11,154,602	6.49%
Waverton Investment Management	9,065,111	5.27%
West Yorkshire Pension Fund	7,439,957	4.33%
Hargreaves Lansdown Asset Management	6,117,962	3.56%
Canopius	5,493,775	3.20%
Interactive Investor	5,206,664	3.03%

The Company has not been informed of any changes to the interests between 31 December 2025 and the date of this report.

Auditor
Grant Thornton was appointed as Auditor of the Company following the conclusion of a formal competitive audit tender process led by the Company's Audit and Risk committee. The appointment of Grant Thornton as the Company's Auditor, succeeding PwC, was approved by shareholders at the 2025 AGM.

Grant Thornton has expressed its willingness to continue as Auditor of the Company and resolutions for its re-appointment and to authorise the Audit and Risk committee to determine its remuneration will be proposed at the forthcoming AGM.

The Directors holding office at the date of this annual report confirm that, so far as they are each aware, there is no relevant audit information of which the Company's Auditor is unaware.

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 the Company's Auditor is aware of that information.

Financial risk management
Information about the Company's financial risk management objectives and policies is set out in note 16 to the financial statements.

Requirements of the Listing Rules
The Listing Rules require the Company to include specified information in a single identifiable section of the annual report or a cross reference table indicating where the information is set out. The Directors confirm that there are no other disclosures required in relation to this.

On behalf of the Board

Alex Ohlsson
Chairman

30 March 2026

Financial statements

What's in this section

Statement of Directors' responsibilities

In respect of the annual report and financial statements

Under the terms of the DTRs of the FCA, the Directors are responsible for preparing the annual report and financial statements in accordance with applicable law and IFRS Accounting Standards.

Companies Law requires the Directors to prepare financial statements for each year, which give a true and fair view of the state of affairs of the Company and the profit or loss for that year.

The Directors are required to:

- properly select suitable accounting policies and apply them consistently;
- present information, including accounting policies, in a manner that provides relevant, reliable, comparable and understandable information;
- provide additional disclosures when compliance with the specific requirements of IFRS Accounting Standards are insufficient to enable users to understand the impact of particular transactions, other events and conditions on the Company's financial position and financial performance;
- make judgements and estimates that are reasonable and prudent; and
- make an assessment of the Company's ability to continue as a going concern.

The Directors are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the Company. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Directors have overall responsibility for the maintenance and integrity of the corporate and financial information included on the Company's website.

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

Directors' responsibility statement

In accordance with the FCA's DTRs, each of the Directors, whose names are set out on page 38, confirms that to the best of his or her knowledge:

- the annual report and financial statements, which have been prepared in accordance with IFRS Accounting Standards, give a true and fair view of the assets, liabilities, financial position and profit or loss of the Company; and
- the strategic report, including the Directors' report, includes a fair and balanced review of the development and performance of the business, and the financial position of the Company, together with a description of the principal risks and uncertainties that the Company faces.

The annual report and financial statements, taken as a whole, are considered by the Board to be fair, balanced and understandable, and provide the information necessary for shareholders to assess the Company's position, performance, business model and strategy.

On behalf of the Board

Alex Ohlsson
Chairman

30 March 2026

Independent Auditor’s report

To the members of GCP Asset Backed Income Fund Limited

Opinion

We have audited the financial statements of GCP Asset Backed Income Fund Limited (the ‘Company’) for the year ended 31 December 2025 which comprise the statement of comprehensive income, statement of financial position, statement of changes in equity, statement of cash flows and notes to the financial statements, including material accounting policy information. The financial reporting framework that has been applied in their preparation is applicable law and IFRS Accounting Standards (IFRSs) as issued by the International Accounting Standards Board (IASB).

In our opinion, the financial statements:

- give a true and fair view of the state of the Company’s affairs as at 31 December 2025 and of the Company’s financial performance and cash flow for the year then ended;
- are in accordance with IFRSs as issued by the International Accounting Standards Board; and
- have been properly prepared in accordance with the requirements of the Companies (Jersey) Law 1991.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the ‘Auditor’s responsibilities for the audit of the financial statements’ section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in Jersey, including the FRC’s Ethical Standard as applied to listed entities, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We are responsible for concluding 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 Company’s ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify the auditor’s opinion. Our conclusions are based on the audit evidence obtained up to the date of our report. However, future events or conditions may cause the Company to cease to continue as a going concern.

Our evaluation of the directors’ assessment of the Company’s ability to continue to adopt the going concern basis of accounting included the following procedures.

- We held discussions with the Investment Manager and Audit and Risk Committee to determine if there is any material uncertainty regarding the Company’s ability to continue as a going concern and to fulfil its financial obligations as they fall due. Also, we discussed the progress of and timeline for the Company’s ‘Orderly Realisation Plan’ and how that impacts the Company’s going concern status.
- We obtained, reviewed and assessed the reasonableness of the management’s going concern assessment, in which the directors have concluded that they are satisfied that the Company has adequate resources to continue to be in operational existence.
- We obtained and assessed the reasonableness of management’s viability assessment, which included cash flow forecasts reflecting the Company’s Orderly Realisation plan.
- We assessed and challenged the appropriateness and reasonableness of the inputs, including assumptions and judgements made in the going concern and viability assessments and the cashflow forecasts performed by management.
- We evaluated the arithmetic accuracy of the cash flow forecasts provided and assessed the robustness of the forecasts made by reviewing actual historical results against these forecasts.
- We evaluated the consistency of the going concern and viability assessments provided by management with the going concern disclosures in the annual report and the notes to the audited financial statements.
- We evaluated the going concern disclosures in the financial statements to assess compliance with the disclosure requirements of IAS 1 ’Presentation of Financial Statements’.

In our evaluation of the directors’ conclusions, we considered the inherent risks associated with the Company’s business model including effects arising from macro-economic uncertainties such as the continuing conflicts in Ukraine and Middle East and of the economic policies of the current US administration. We assessed and challenged the reasonableness of estimates made by the directors and the related disclosures and analysed how those risks might affect the Company’s financial resources or ability to continue operations over the going concern period.

In auditing the financial statements, we have concluded that the directors’ use of the going concern basis of accounting in the preparation of the financial statements is appropriate. Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Company’s ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

In relation to the Company’s reporting on how they have applied the UK Corporate Governance Code, we have nothing material to add or draw attention to in relation to the directors’ statement in the financial statements about whether the directors considered it appropriate to adopt the going concern basis of accounting.

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

Independent Auditor's report continued

To the members of GCP Asset Backed Income Fund Limited

Our approach to the audit

Overview of our audit approach

Grant Thornton

Overall materiality: £3.2 million, which represents 2.5% of the Company's net assets as at 31 December 2025.

Key audit matters were identified as:

— Valuation of the Company's Financial Assets at fair value through profit or loss

The same key audit matter was reported in the auditor's report for the year ended 31 December 2024.

Scope of our audit:

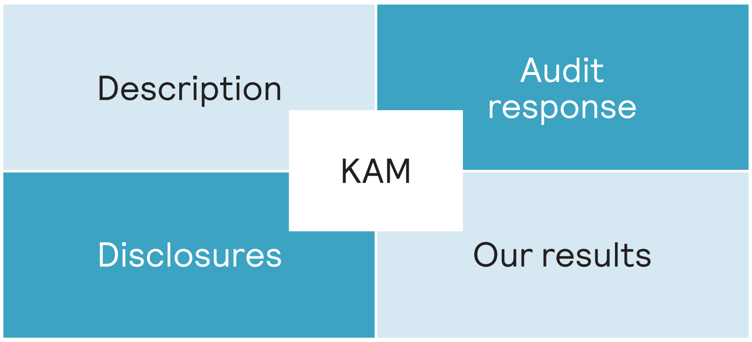
Our audit approach was a risk-based substantive audit focused on the Company's investment portfolio.

In determining the scope of our work, we considered the nature of the Company's investment activities, the relevant accounting processes and controls, and the broader industry environment in which the Company operates. This enabled us to design an audit approach responsive to these factors.

The Company is incorporated in Jersey. We carried out our audit work in Jersey. The Company invests in an underlying secured loan portfolio held by its subsidiary.

Key audit matters

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



In the graph below, we have presented the key audit matters and significant risks relevant to the audit. This is not a complete list of all risks identified by our audit.

<table>
<tr><th>Key audit matter</th><th>How our scope addressed the matter</th></tr>
<tr><td>Valuation of Financial Assets at fair value through profit or loss.
We identified the valuation of the Company's Financial Assets at fair value through profit or loss as one of the most significant assessed risks of material misstatement due to error.

The Financial Assets mainly comprise of the Company's investment in its wholly-owned subsidiary in the form of secured loan notes issued by the subsidiary. The Company's investment is made to finance the investment portfolio of the subsidiary which is held and evaluated on a fair value basis. The investment portfolio comprises of loan notes which are valued using a discounted cash flow (DCF) approach, except for non-performing loans which are valued using a net realisation approach taking account of management's route to recovery.

Given the inherent risks associated with a discounted cash flow approach and the significant management judgements and assumptions associated with the net realisation approach, there exists a high estimation uncertainty. This creates a risk of material misstatement in the carrying amount of the Financial Assets at fair value through profit or loss and the financial statements as a whole.</td><td>In responding to this key audit matter, we performed the following audit procedures:
— Discussed relevant processes and controls with the Directors and the Investment Manager, we assessed the design and implementation of the relevant controls by performing a walkthrough;
— Obtained and evaluated the Investment Manager's portfolio report and the Valuation Agent's valuation report as at year-end;
— Evaluated the appropriateness of the valuation methodology used and assessed compliance with the requirements of IFRS Accounting Standards;
— Assessed the independence and the competence of the Valuation Agent and engaged our own auditor's experts to evaluate and challenge the appropriateness of the valuation approach applied and assumptions made;
— Tested the arithmetical accuracy of the valuation model on sampled loans and assessed their consistency with the valuation approaches and the valuation reports provided;
— Performed a retrospective review comparing the underlying loans realised during the year against their previous estimated fair values to assess the reliability of management's estimation process and reasonableness of key assumptions used;
— On a sampling basis, agreed the contracted cashflows used in the DCF calculation to the contractual payment schedule of the underlying loan facility agreements;
— On a sampling basis, recomputed the interest accrued on the underlying loan facility using the interest rates per the agreements of the underlying loan facilities and the outstanding balances of the loan amounts at the period end;
— On a sampling basis, inspected bank statements and other documentation supporting follow-on investments made, investments realised and interest received during the year;
— Evaluated the disclosures in the notes to the audited financial statements for consistency with the valuation reports and model; and
— Evaluated compliance with the requirements of IFRS Accounting Standards.</td></tr>
<tr><td>Relevant disclosures in the Annual Report and financial statements
— Audit and Risk committee report on pages 47 to 49
— Note 2.2a (Critical accounting estimates and assumptions)
— Note 11 (Financial assets at fair value through profit or loss: investment in Subsidiary)
— Note 16 (Financial instruments)</td><td>Relevant disclosures in the Annual Report and financial statements
Our testing did not identify material misstatements in relation to the valuation of the Company's Financial Assets at fair value through profit or loss.</td></tr>
</table>

Our application of materiality

We apply the concept of materiality both in planning and performing the audit, and in evaluating the effect of identified misstatements on the audit and of uncorrected misstatements, if any, on the financial statements and in forming the opinion in the auditor's report.

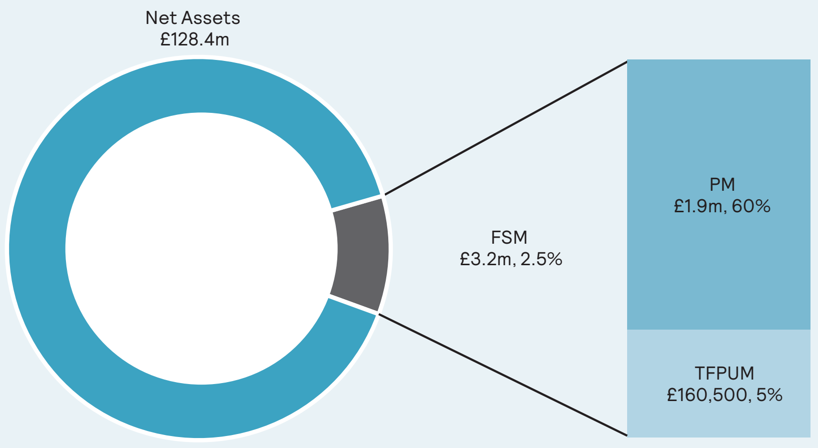
Independent Auditor's report continued

To the members of GCP Asset Backed Income Fund Limited

Materiality was determined as follows:

Materiality measure	Company
Materiality for financial statements as a whole	We define materiality as the magnitude of misstatement in the financial statements that, individually or in the aggregate, could reasonably be expected to influence the economic decisions of the users of these financial statements. We use materiality in determining the nature, timing and extent of our audit work.
Materiality threshold	£3.2 million, which represents 2.5% of the Company's net assets as at 31 December 2025.
Significant judgements made by auditor in determining the materiality	In determining materiality, we considered Net Assets as an appropriate benchmark as it is a key performance measure and is a key metric used by management in assessing and reporting on overall performance. Materiality for the current year is lower than the level that was determined for the year ended 31 December 2024.
Performance materiality used to drive the extent of our testing	We set performance materiality at an amount less than materiality for the financial statements as a whole to reduce to an appropriately low level the probability that the aggregate of uncorrected and undetected misstatements exceeds materiality for the financial statements as a whole.
Performance materiality threshold	£1.9 million, which is 60% of financial statement materiality.
Significant judgements made by auditor in determining the performance materiality	In determining materiality, we considered that this is a first-year audit, where the audit team obtained an initial understanding of the Company's business and control environment. We consider the performance materiality to be appropriate in addressing risks associated with a first-year audit.
Communication of misstatements to the audit committee	We determine a threshold for reporting unadjusted differences to the audit and risk committee
Threshold for communication	£160,500 which represents 5% of financial statement materiality, and misstatements below that threshold that, in our view, warrant reporting on qualitative grounds.

The graph below illustrates how performance materiality interacts with our overall materiality and the tolerance for potential uncorrected misstatements.



FSM: Financial statements materiality

PM: Performance materiality

TFPUM: Tolerance for potential uncorrected misstatements

M: Million

Overall materiality

An overview of the scope of our audit

We performed a risk-based audit that requires an understanding of the Company's business and in particular matters related to:

Understanding the Company and its environment, including controls

— We obtained an understanding of the Company's business, control environment and the regulatory and financial reporting framework. The day-to-day management of the Company's investment business, valuation of the underlying loans, the custody of the investments and the maintenance of the Company's accounting records are outsourced to third-party service providers. Accordingly, we obtained an understanding of, and evaluated, relevant internal controls of the Company and the third-party service providers. We also considered the role of each service provider in relation to the key audit matter and the significant risk areas of the audit.

Work to be performed on financial information of the Company (including how it addressed the key audit matters)

— We performed substantive procedures on material classes of transactions, account balances and disclosures. The extent of our testing was based on the assessment of the inherent risks in the recognition and measurement of the material class of transaction and account balances and the presentation of material disclosures. We also considered the effectiveness of the design and implementation of relevant controls in the extent of substantive procedures performed on material classes of transactions, account balances and disclosures associated with significant risks;

— Due to the risk-based nature of our audit we focused most of our auditing efforts on the valuation of the Company's Financial Assets at fair value through profit or loss which is a key audit matter. We engaged our auditor's experts to assess and challenge the appropriateness of the Company's valuation approach and methods, including the inputs and judgements made; and

— We evaluated the appropriateness of the Company's accounting policies and management's judgements in relation to the preparation of the financial statements on a going concern basis.

Other information

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

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

We have nothing to report in this regard.

Corporate governance statement

We have reviewed the directors' statement in relation to going concern, longer-term viability and that part of the Corporate Governance Statement relating to the Company's compliance with the provisions of the UK Corporate Governance Statement specified for our review by the Listing Rules.

Based on the work undertaken as part of our audit, we have concluded that each of the following elements of the Corporate Governance Statement is materially consistent with the financial statements or our knowledge obtained during the audit:

— the directors' statement with regards to the appropriateness of adopting the going concern basis of accounting set out on page 35;

— the directors' explanation as to their assessment of the Company's prospects, the period this assessment covers and why the period is appropriate as set out on page 35;

— the director's statement on whether they have a reasonable expectation that the Company will be able to continue in operation and meet its liabilities set out on page 35;

— the directors' statement on fair, balanced and understandable set out on page 47;

— the board's confirmation that it has carried out a robust assessment of the emerging and principal risks set out on page 35;

— the section of the annual report that describes the review of the effectiveness of risk management and internal control systems set out on page 31; and

— the section describing the work of the audit committee set out on page 47.

Independent Auditor's report continued

To the members of GCP Asset Backed Income Fund Limited

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Companies (Jersey) Law 1991 requires us to report to you if, in our opinion:

— proper accounting records have not been kept by the Company; or

— the financial statements are not in agreement with the accounting records; or

— we have failed to obtain from the Company any information and explanations that, to the best of our knowledge and belief, was necessary for the audit.

Responsibilities of directors

As explained more fully in the statement of directors' responsibilities set out on page 56, the directors are responsible for the preparation of the financial statements which give a true and fair view in accordance with IFRSs, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists.

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

Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud:

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. Owing to the inherent limitations of an audit, there is an unavoidable risk that material misstatements in the financial statements may not be detected, even though the audit is properly planned and performed in accordance with the ISAs (UK).

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

— We obtained an understanding of the legal and regulatory framework applicable to the Company and its industry. We determined the following laws and regulations were most significant to the financial statements: the Companies (Jersey) Law 1991, the Collective Investment Funds (Jersey) 1988, Certified Funds Code of Practice, the FCA Listing and Disclosure and Transparency Rules and the Association of Investment Companies (AIC) Code of Corporate Governance.

— We obtained and reviewed the correspondence between the Company and regulatory authorities in the year and post year-end, including the Company's compliance reports prepared in the year;

— We made inquiries of management of how the Company is complying with the relevant laws and regulations, including inquiries on the policies and procedures in place regarding compliance with laws and regulations and the consideration of known or suspected instances of non-compliance and whether they have knowledge of any actual, suspected or alleged fraud. We corroborated our inquiries with a review of the minutes of Board meetings held in the year and post year-end;

— We completed checklists containing relevant sections of the applicable laws and regulations to inspect compliance with these laws and regulations;

- We assessed the susceptibility of the Company's financial statements to material misstatement due to fraud and assessed how the financial statements could be misstated through fraudulent reporting and the misappropriation of the funds, as well as the opportunities and incentives for management override of controls.
  - We have reviewed the journals processed during the year to identify journal types that are unusual and have characteristics of potential fraudulent journal entries or other adjustments.
  - We corroborated and challenged assumptions and judgements made by management in their significant accounting estimates, including the valuation of financial assets at fair value through profit or loss.
- These audit procedures were designed to provide reasonable assurance that the financial statements were free from fraud or error. The risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error and detecting irregularities that result from fraud is inherently more difficult than detecting those that result from error, as fraud may involve collusion, deliberate concealment, forgery or intentional misrepresentations. Also, the further removed non-compliance with laws and regulations is from events and transactions reflected in the financial statements, the less likely we would become aware of it.
- The Engagement Leader considered the experience and expertise of the engagement team to ensure that the team had appropriate competence and capabilities to identify or recognise non-compliance with the identified laws and regulations.
- We communicated relevant laws and regulations and potential fraud risks to all engagement team members, including internal specialists, and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

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

Other matters which we are required to address

We were appointed by the Board of Directors on 14 May 2025 to audit the financial statements of the Company beginning with the financial statements for the year ended 31 December 2025.

The non-audit services prohibited by the FRC's Ethical Standard were not provided to the Company and we remain independent of the Company in conducting our audit.

Our audit opinion is consistent with the additional report to the Audit and Risk Committee.

Use of our report

This report is made solely to the Company's members, as a body, in accordance with Article 113A of the Companies (Jersey) Law 1991. Our audit work has been undertaken so that we might state to the Company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Alex Langley
For and on behalf of Grant Thornton Limited

Chartered Accountants

St. Helier
Jersey

Date: 30 March 2026

Statement of comprehensive income

For the year ended 31 December 2025

	Notes	**Year ended 31 December 2025 £'000**	Year ended 31 December 2024 £'000
Income			
Loan note interest realised	3	**13,446**	22,811
Net loss on financial assets at fair value through profit or loss	3	**(12,932)**	(29,724)
Net (loss)/gain on derivative financial instruments	3	**(248)**	434
Net changes in fair value of financial assets at fair value through profit or loss		**266**	(6,479)
Other income	3	**423**	1,243
Deposit interest income		**404**	947
Total income/(loss)		**1,093**	(4,289)
Expenses			
Investment management fees	17	**(449)**	(2,690)
Operating expenses	4	**(1,253)**	(2,750)
Directors' remuneration	6	**(244)**	(254)
Total expenses		**(1,946)**	(5,694)
Total operating loss before finance costs		**(853)**	(9,983)
Finance costs			
Finance expenses	7	**—**	(359)
Total loss and comprehensive loss		**(853)**	(10,342)
Basic and diluted earnings per share (pence)	10	**(0.40)**	(3.13)

All items in the above statement are derived from continuing operations.

The accompanying notes on pages 68 to 90 form an integral part of these financial statements.

Statement of financial position
As at 31 December 2025

	Notes	As at 31 December 2025 £'000	As at 31 December 2024 £'000
Assets			
Cash and cash equivalents	13	**9,981**	4,145
Derivative financial instruments	16.1	**1**	83
Other receivables and prepayments	12	**43**	50
Financial assets at fair value through profit or loss	11	**118,836**	173,894
Total assets		**128,861**	178,172
Liabilities			
Other payables and accrued expenses	14	**(466)**	(1,798)
Total liabilities		**(466)**	(1,798)
Net assets		**128,395**	176,374
Equity			
Share capital	15	**209,842**	243,331
Retained losses		**(81,447)**	(66,957)
Total equity		**128,395**	176,374
Ordinary shares in issue (excluding treasury shares)	15	**171,903,104**	215,606,413
NAV per ordinary share (pence per share)		**74.69**	81.80

The financial statements were approved and authorised for issue by the Board of Directors on 30 March 2026 and signed on its behalf by:

Alex Ohlsson
Chairman

Philip Braun
Director

The accompanying notes on pages 68 to 90 form an integral part of these financial statements.

Statement of changes in equity
For the year ended 31 December 2025

	Notes	**Share capital £'000**	**Retained losses £'000**	**Total equity £'000**
Balance as at 1 January 2025		**243,331**	**(66,957)**	**176,374**
Total loss and comprehensive loss for the year		**—**	**(853)**	**(853)**
Shares redeemed	15	**(33,489)**	**—**	**(33,489)**
Dividends paid	9	**—**	**(13,637)**	**(13,637)**
Balance as at 31 December 2025		**209,842**	**(81,447)**	**128,395**

Statement of changes in equity
For the year ended 31 December 2024

	Notes	Share capital £'000	Retained losses £'000	Total equity £'000
Balance as at 1 January 2024		431,487	(34,742)	396,745
Total loss and comprehensive loss for the year		—	(10,342)	(10,342)
Shares redeemed	15	(188,156)	—	(188,156)
Dividends paid	9	—	(21,873)	(21,873)
Balance as at 31 December 2024		243,331	(66,957)	176,374

The accompanying notes on pages 68 to 90 form an integral part of these financial statements.

Statement of cash flows

For the year ended 31 December 2025

	Notes	Year ended 31 December 2025 £'000	Year ended 31 December 2024 £'000
Cash flows from operating activities			
Total operating loss before finance costs		**(853)**	(9,983)
Adjustments for:			
Net changes in fair value of financial assets and financial liabilities at fair value through profit or loss	3	**(266)**	6,479
Net settlement of derivative financial instruments	3	**(166)**	453
(Decrease)/increase in other payables and accrued expenses		**(1,332)**	491
Decrease in other receivables and prepayments	12	**7**	20
Total		**(2,610)**	(2,540)
Loan note interest realised	3	**13,446**	22,811
Investment in Subsidiary	11	**(11,628)**	(3,127)
Capital repayments from Subsidiary	11	**53,754**	166,327
Net cash flow generated from operating activities		**52,962**	183,471
Cash flows from financing activities			
Shares redeemed		**(33,489)**	(188,156)
Finance costs paid		**—**	(233)
Dividends paid	9	**(13,637)**	(21,873)
Net cash flow used in financing activities		**(47,126)**	(210,262)
Net increase/(decrease) in cash and cash equivalents		**5,836**	(26,791)
Cash and cash equivalents at beginning of the year		**4,145**	30,936
Cash and cash equivalents at end of the year	13	**9,981**	4,145

The accompanying notes on pages 68 to 90 form an integral part of these financial statements.

Notes to the financial statements

For the year ended 31 December 2025

1. General information

The Company is a public closed-ended investment company incorporated on 7 September 2015 and domiciled in Jersey, with registration number 119412. The Company is governed by the provisions of the Jersey Company Law and the CIF Law.

The ordinary shares and C shares (when in issue) of the Company are admitted to the Official List of the FCA and are traded on the LSE.

The Company makes its investments through its wholly owned Subsidiary by subscribing for the Secured Loan Notes issued by the Subsidiary. The Subsidiary subsequently on-lends the funds to borrowers.

At 31 December 2025, the Company had one wholly owned Subsidiary, GABI UK (31 December 2024: one), incorporated in England and Wales on 23 October 2015 (registration number 9838893). GABI UK has three subsidiaries (31 December 2024: three): GABI Housing (registration number 10497254) incorporated in England and Wales on 25 November 2016, GABI GS (registration number 10546087) incorporated in England and Wales on 4 January 2017 and GABI Housing 2 (registration number 14372988) incorporated in England and Wales on 23 September 2022. The Company, GABI UK, GABI Housing, GABI GS and GABI Housing 2 comprise the Group. The registered office address for GABI UK, GABI Housing, GABI Housing 2 and GABI GS is 24 Savile Row, London W1S 2ES.

GABI GS was set up to hold shares as security for loans issued to underlying borrowers where required. Its purpose is to isolate any potential liabilities that arise from holding shares as security from the Company.

GABI Housing was set up for the sole purpose of investing in five underlying properties and the social income stream derived from these properties by letting them out to specialist housing associations.

GABI Housing 2 was set up to invest in a single, unlevered, operational rental property and benefit from the income stream derived from this asset.

Following the AGM in May 2024, the Company's investment objective changed to undertake a managed wind-down of the Company and realise all existing assets in the Group's portfolio in an orderly manner.

The assets held by the Group will be realised in an orderly manner, returning cash to shareholders principally by undertaking compulsory redemptions of ordinary shares in such volumes and at such times as the Board may, in its absolute discretion, determine, having regard to the amount of cash available for distribution and retaining sufficient working capital for ongoing operations. Notwithstanding this, returns of capital to shareholders may take any other form as the Board may, in its absolute discretion, consider appropriate. The Board will endeavour to realise the Group's investments in a manner that achieves a balance between maximising the value received from those investments and making timely returns to shareholders.

The Company may not make any new investments save that:

— investments may be made to honour commitments under existing contractual arrangements or, with the Board's prior written approval, to preserve the value of any existing investment; and

— cash held by the Company pending distribution will be held in either cash or cash equivalents for the purposes of cash management.

Any amounts received by the Company during the managed wind-down of the Group's assets will be held by the Company as cash on deposit and/or as cash equivalents, prior to returns being made in cash to shareholders (net of provisions for the Company's costs and expenses).

2. Material accounting policy information

The material accounting policies applied in the preparation of these financial statements are set out below and in the subsequent notes. These policies, except for the changes discussed in this note, have been consistently applied throughout the years they have been presented.

2.1 Basis of preparation

The financial statements for the year ended 31 December 2025 have been prepared on a going concern basis and in accordance with IFRS Accounting Standards, and as applied in accordance with the Jersey Company Law.

In accordance with the investment entities exemption contained in IFRS 10 Consolidated Financial Statements, the Directors have determined that the Company continues to meet the definition of an investment entity and as a result, the Company is not required to prepare consolidated financial statements. The Company's investment in its Subsidiary is measured at fair value through profit or loss in accordance with IFRS 9 (refer to note 2.2(b)).

New standards, amendments and interpretations adopted in the year

In the current year, the Company has applied amendments to IFRS Accounting Standards. These include annual improvements to IFRS, changes in standards, legislative and regulatory amendments, changes in disclosure and presentation requirements.

This incorporated Lack of Exchangeability (amendments to IAS 21).

The adoption of the changes to accounting standards has had no material impact on these or prior years' financial statements.

The amendments to IFRS that will apply for reporting periods beginning 1 January 2026 are the Classification and Measurement of Financial Instruments (IFRS 7 and IFRS 9).

The new IFRS that will apply for reporting periods beginning 1 January 2027 is the Presentation and Disclosure in Financial Statements (introduction of IFRS 18).

Classification and Measurement of Financial Instruments (IFRS 7 and IFRS 9)
The amendments to IFRS 7 and IFRS 9 will be effective on or before 1 January 2026. Over the following twelve months, an assessment will be conducted on the impact of IFRS 7 and IFRS 9, which relate to the settlement of liabilities through electronic payment systems and the classification of financial assets with ESG and similar features. The Company has elected not to early adopt the amendments to IFRS 7 and IFRS 9.

Presentation and Disclosure in Financial Statements (IFRS 18)
Under current IFRS accounting standards, companies use different formats to present their results, making it difficult for investors to compare financial performance across companies. IFRS 18 promotes a more structured income statement. In particular, it introduces a newly defined 'operating profit' subtotal and a requirement for all income and expenses to be allocated between three new distinct categories based on a company's main business activities.

The Directors are still assessing the impact of IFRS 18, but do not anticipate that its adoption will have a material impact on the financial statements.

Other than those detailed above, there are no new IFRS or IFRIC interpretations that are issued but not effective that are expected to have a material impact on the Company's financial statements.

Functional and presentation currency
The primary objective of the Company is to generate returns in Pound Sterling, its capital-raising currency.

The Company's performance is evaluated in Pound Sterling. Therefore, the Directors consider Pound Sterling as the currency that most faithfully represents the economic effects of the underlying transactions, events and conditions.

The financial statements are presented in Pound Sterling and all values have been rounded to the nearest thousand pounds (£'000), except where otherwise indicated.

Going concern
The Directors have assessed the Company's ability to continue as a going concern, having considered the liquidity of the Group's investment portfolio and the Company's financial position in respect of its level of cash as well as its forecasted future cash flows.

After making enquiries of the Investment Manager on the maturity profile of the investment portfolio and the forecast cash flows, and having reassessed the principal risks in light of the recent changes to the Company's investment objective and strategy, the Directors are satisfied that the Company has adequate resources to continue in operational existence for a period of at least twelve months from the date on which these financial statements are approved.

Based on the above assessment, the Directors have concluded that the financial statements of the Company should continue to be prepared on a going concern basis and the financial statements have been prepared accordingly.

Viability assessment
In addition to a going concern statement, the Directors have undertaken a longer-term assessment of the Company.

The Investment Manager has prepared cash flow forecasts for two scenarios that account for the Orderly Realisation process. The cash flow forecasts and accompanying stress tests prepared by the Investment Manager were reviewed and challenged by the Directors.

The Investment Manager's stress tests assess the impact of changes in the valuation of the underlying investment portfolio and/or income and consider the impact of plausible downside scenarios, details of which are given on page 35.

2.2 Significant accounting estimates and judgements
The preparation of financial statements, in accordance with IFRS Accounting Standards, requires the Directors to make estimates and judgements that affect the reported amounts recognised in the financial statements. However, uncertainty about these assumptions and judgements could result in outcomes that require a material adjustment to the carrying amount of the asset or liability in the future. There are no changes in estimates reported in prior financial statements that require disclosure in these financial statements.

(a) Critical accounting estimates and assumptions

Fair value of instruments not quoted in an active market
The Company's investments are made by subscribing for the Secured Loan Notes issued by the Subsidiary. The Subsidiary's assets consist of investments held by the Subsidiary, which represent secured loan facilities issued to the Project Companies. The Subsidiary's assets are not quoted in an active market; therefore, the fair value is determined using a discounted cash flow methodology where applicable (excluding the loans held at net realisable value which are not valued on a discounted cash flow basis), adjusted as appropriate for market, credit and liquidity risk factors (refer to note 16.9 for further information). This requires assumptions to be made regarding future cash flows and the discount rate applied to these cash flows. The Subsidiary's investments are valued by an independent Valuation Agent on a semi-annual basis, the outputs of which are reviewed and challenged by the Board.

The models used by the independent Valuation Agent use observable data to the extent that is practicable. However, areas such as credit risk (both own and counterparty), volatilities and correlations require estimates to be made. Changes in assumptions about these factors could affect the reported fair value of the financial instruments.

Notes to the financial statements continued

For the year ended 31 December 2025

2. Material accounting policy information continued

2.2 Significant accounting estimates and judgements continued

(a) Critical accounting estimates and assumptions continued

Fair value of instruments not quoted in an active market continued

The determination of what constitutes 'observable' requires significant judgement by the Company. The Company considers observable data to be market data that is readily available, regularly distributed or updated, reliable and verifiable, not proprietary, and provided by independent sources that are actively involved in the relevant market.

The investment in the Subsidiary is held at fair value through profit or loss, with income distributions and interest payments from the Subsidiary included as part of the fair value movement calculation, together with any unrealised movement in the fair value of the holding in the Subsidiary.

The value of the investment in the Subsidiary is based on the aggregate of the NAV of the Subsidiary and the fair value of the Secured Loan Notes issued by the Subsidiary. Refer to note 11 for further details.

Valuation of assets held at net realisable value

At 31 December 2025, loans representing 34.5% of the portfolio by value were held at net realisable value ("NRV"). Further information is given in note 16.9.

The decision to value certain loans using the NRV approach instead of discounted cash flow reflects the nature of these assets and their realisation strategy. This method is more appropriate where recoveries depend on structured capital, intercreditor agreements and asset sales rather than predictable cash flows. It better captures senior debt impact, disposal costs and market-driven outcomes, particularly in distressed scenarios. The methodology has been reviewed and confirmed by the independent third party Valuation Agent.

(b) Critical judgements

Assessment as an investment entity

The Directors have concluded that the Company continues to meet the definition of an investment entity.

Entities that meet the definition of an investment entity within IFRS 10 Consolidated Financial Statements are required to measure their subsidiaries at fair value through profit or loss rather than consolidate.

The criteria which define an investment entity are as follows:

— an entity that obtains funds from one or more investors with the purpose of providing those investors with investment services;

— an entity that commits to its investors that its business purpose is to invest funds solely for returns from capital appreciation, investment income or both; and

— an entity that measures and evaluates the performance of substantially all of its investments on a fair value basis.

The Directors have concluded that the Company continues to meet the characteristics of an investment entity in that it:

— raises funds from investors through the issue of equity, has more than one investor and its investors are not related parties other than those disclosed in note 17;

— invests in a portfolio of investments held by the Subsidiary for the purpose of generating risk-adjusted returns through regular distributions and capital appreciation; and

— the Company's investments are held at fair value through profit or loss with the performance of its portfolio evaluated on a fair value basis.

Accordingly, the Company's Subsidiary is not consolidated, but rather the investment in the Subsidiary is accounted for at fair value through profit or loss. The value of the investment in the Subsidiary is based on the aggregate of the NAV of the Subsidiary and the value of the Secured Loan Notes issued by the Subsidiary.

(c) Segmental information

The Directors view the operations of the Company as one operating segment, being the investment portfolio of asset backed loans held through the Subsidiary, which is a registered UK company. All significant operating decisions made by the Board, as the chief operating decision maker, are based upon analysis of the Subsidiary's investments as one segment. The financial results from this segment are equivalent to the financial results of the Company as a whole, which are evaluated regularly by the Directors.

Significant shareholders are disclosed in the Directors' report on page 53.

3. Operating income

The table below analyses the operating income derived from the Company's financial assets at fair value through profit or loss:

	Year ended 31 December 2025 £'000	Year ended 31 December 2024 £'000
Loan note interest realised	**13,446**	22,811
Unrealised loss on financial assets at fair value through profit or loss:		
Debt – Secured Loan Notes up to £1,000,000,000	**(9,703)**	(24,995)
Equity – representing one ordinary share in the Subsidiary	**(81)**	(952)
Realised loss on financial assets at fair value through profit or loss:		
Debt – Secured Loan Notes up to £1,000,000,000	**(3,148)**	(3,777)
Net loss on financial assets at fair value through profit or loss	**(12,932)**	(29,724)
(Loss)/gain on derivative financial instruments:		
Unrealised loss on forward foreign exchange contracts	**(82)**	(19)
Realised gain on forward foreign exchange contracts	**70**	513
Realised loss on forward foreign exchange contracts	**(236)**	(60)
Net (loss)/gain on derivative financial instruments	**(248)**	434
Net changes in fair value of financial assets at fair value through profit or loss	**266**	(6,479)

The table below analyses the other income earned by the Company by type:

	Year ended 31 December 2025 £'000	Year ended 31 December 2024 £'000
Arrangement fee income	**—**	499
Early repayment fee income	**360**	548
Sundry income	**58**	156
Unrealised gains on foreign exchange	**5**	40
Total	**423**	1,243

Notes to the financial statements continued

For the year ended 31 December 2025

3. Operating income continued

Accounting policy

The interest received is recognised as loan interest realised. This is recognised in the statement of comprehensive income when received.

Net changes in fair value of financial assets at fair value through profit or loss include changes in the fair value of the investment in the Subsidiary held at fair value through profit or loss, loan note interest realised, principal indexation applied to certain loans and net gain or loss on forward foreign exchange contracts.

Principal indexation is applied to certain loan notes where applicable. The indexation is a contractually allowable inflationary adjustment to loan principal calculated where permitted by a predefined mechanism in a loan agreement. The effect of the adjustment is to increase or decrease the fair value of those loan notes in line with the indexation factor which takes account of the rate of inflation against a stipulated inflation threshold of each relevant loan. The fair values of those loan notes are subsequently adjusted accordingly.

Arrangement fee income comprises fees relating to the issue, set up and amendment of Secured Loan Notes. Historically, the Investment Manager, at its discretion, has been entitled to an arrangement fee of up to 1% of the value of each investment made by the Group. The fees have been generally covered by the borrowers, and not the Company. To the extent any arrangement fee negotiated by the Investment Manager with a borrower exceeded 1%, the benefit of any such excess was paid to the Company. The arrangement fee income has historically been recognised in the financial statements when contractual provisions are met and the amounts become due. In accordance with the terms of the side letter approved at the EGM in May 2024, the arrangement fees have been replaced by an incentive fee, further details can be found on page 89.

Commitment fees are accounted for on an accruals basis and are paid by the borrowers.

Early repayment fee income is income related to the redemption of loans before maturity and is recognised in the financial statements when contractual provisions are met and the amounts become due.

The Company holds derivative financial instruments comprising forward foreign exchange contracts to hedge its exposure to movements in foreign currency exchange rates on loans denominated in currency other than Pound Sterling. It is not the Company's policy to trade in derivative financial instruments.

Forward foreign exchange contracts are stated at fair value, being the difference between the agreed price of selling or buying the financial instrument on a future date and the price quoted for selling or buying the same or similar instruments on the statement of financial position date. The Company does not apply hedge accounting and consequently all gains or losses in fair value are recognised in the statement of comprehensive income.

4. Operating expenses

	Year ended 31 December 2025 £'000	Year ended 31 December 2024 £'000
Corporate administration and Depositary fees	**270**	462
Registrar fees	**47**	103
Audit fees	**180**	256
Legal and professional fees	**387**	501
Valuation Agent fees	**54**	68
Other	**315**	1,360
Total	**1,253**	2,750

Key service providers other than the Investment Manager (refer to note 17 for disclosures of transactions with the Investment Manager).

Administrator and Company Secretary

The Company has appointed Apex Financial Services (Alternative Funds) Limited as Administrator and Company Secretary. Fund accounting, administration and company secretarial services are provided to the Company pursuant to an agreement dated 28 September 2015. The Administrator outsources the provision of client accounting services to Apex Fund Services LLP. All Directors have access to the Company Secretary, who provides guidance to the Board, through the Chairman, on governance and administrative matters. The fee for the provision of administration and company secretarial services during the year was £224,000 (31 December 2024: £383,000), of which £47,000 remains payable at year end (31 December 2024: £49,000).

Depositary

Depositary services are provided to the Company by Apex Financial Services (Corporate) Limited pursuant to an agreement dated 28 September 2015. The fee for the provision of these services during the year was £45,000 (31 December 2024: £79,000), of which £11,000 remains payable at year end (31 December 2024: £13,000).

Accounting policy

Operating expenses and investment management fees in the statement of comprehensive income are recognised on an accrual basis.

5. Auditor's remuneration

The following table summarises the remuneration to the Auditor for audit and non-audit-related services:

	Year ended 31 December 2025 £'000	Year ended 31 December 2024 £'000
Audit fees		
Annual audit of the Company	**100**	256
Scope changes for the 2024 audit payable to the previous Auditor	**80**	—
	180	256
Audit-related services		
Review of the half-yearly report	**25**	75
Total	**205**	331

6. Directors' remuneration

The Directors of the Company were remunerated as follows:

	Year ended 31 December 2025 £'000	Year ended 31 December 2024 £'000
Alex Ohlsson	**68**	83
Colin Huelin[1]	**—**	25
Joanna Dentskevich[1]	**—**	25
Marykay Fuller[2]	**89**	74
Philip Braun[1]	**68**	42
Total	**225**	249
Directors' expenses[3]	**19**	5
Total	**244**	254

1. On 20 May 2024, Joanna Dentskevich and Colin Huelin resigned from the Board and Philip Braun was appointed.
2. During the year, Marykay Fuller received additional remuneration for leading the realisation of the conflicted assets on behalf of the Board. Refer to page 88 for further information.
3. The increased expenses during the year related to travel and accommodation for site visits in the US.

Full details of the Directors' remuneration policy can be found in the Directors' remuneration report on pages 50 and 51.

Notes to the financial statements continued

For the year ended 31 December 2025

7. Finance expenses

	Year ended 31 December 2025 £'000	Year ended 31 December 2024 £'000
Arrangement fees relating to the RCF	—	182
Commitment fees relating to the RCF	—	177
Total	—	359

Accounting policy

Finance expenses in the statement of comprehensive income comprise loan arrangement and commitment fees which are accounted for on an accrual basis, along with interest accrued on the RCF incurred in connection with the borrowing of funds. Arrangement fees are amortised over the life of the RCF.

8. Taxation

Profits arising in the Company for the year ended 31 December 2025 are subject to tax at the standard rate of 0% (31 December 2024: 0%) in accordance with the Income Tax (Jersey) Law 1961, as amended.

9. Dividends

Quarter ended	Dividend	Pence per share	Year ended 31 December 2025 £'000	Year ended 31 December 2024 £'000
Current year dividends				
31 December 2025	2025 fourth interim dividend	1.58125	—[1]	—
30 September 2025	2025 third interim dividend	1.58125	**3,409**	—
30 June 2025	2025 second interim dividend	1.58125	**3,409**	—
31 March 2025	2025 first interim dividend	1.58125	**3,409**	—
Total		**6.32500**	**10,227**	—
Prior year dividends				
31 December 2024	2024 fourth interim dividend	1.58125	**3,410**	—[1]
30 September 2024	2024 third interim dividend	1.58125	—	4,206
30 June 2024	2024 second interim dividend	1.58125	—	4,206
31 March 2024	2024 first interim dividend	1.58125	—	6,730
Total		**6.32500**	**3,410**	15,142
31 December 2023	2023 fourth interim dividend	1.58125	—	6,731
Dividends in statement of changes in equity and cash flows			**13,637**	21,873

On 2 February 2026, the Company announced a fourth interim dividend of 1.58125 pence per share amounting to £2.7 million which was paid on 13 March 2026 to ordinary shareholders on the register at 13 February 2026.

1. The fourth interim dividend was declared after the year end and is therefore not accrued for as a provision in the financial statements.

Accounting policy

In accordance with the Company's Articles, in respect of the ordinary shares, the Company will distribute the income it receives to the fullest extent that is deemed appropriate by the Directors. Dividends are recognised directly in the statement of changes in equity when declared and approved by the Directors in the year. Dividends announced in the year which are unpaid by the year end are recognised as a liability in the statement of financial position.

The Company pays dividends on a quarterly basis with dividends typically declared in January, April, July and October and paid in or around February, May, August and November in each financial year. It is the Board's current intention to maintain the Company's existing dividend of 6.325 pence per annum whilst the Company remains substantially invested, for as long as is practicable[1]. The Board is considering all options to return capital to investors by way of dividends, capital returns or buybacks, as it deems most appropriate from time to time.

10. Earnings per share

Basic EPS is calculated by dividing profit for the year attributable to ordinary shareholders of the Company by the weighted average number of ordinary shares in issue during the year, excluding shares held in treasury. Diluted EPS is calculated by dividing the profit attributable to ordinary shareholders by the diluted weighted average number of ordinary shares, excluding shares held in treasury. Information on the calculation of Adjusted EPS is detailed on page 92.

	Earnings/(loss) £'000	**Weighted average number of ordinary shares**	**Pence per share**
Year ended 31 December 2025			
Basic EPS	**(853)**	**213,570,916**	**(0.40)**
Diluted EPS	**(853)**	**213,570,916**	**(0.40)**
Adjusted EPS[2]	**15,847**	**213,570,916**	**7.42**

	Earnings/(loss) £'000	Weighted average number of ordinary shares	Pence per share
Year ended 31 December 2024			
Basic EPS	(10,342)	330,189,880	(3.13)
Diluted EPS	(10,342)	330,189,880	(3.13)
Adjusted EPS[2]	16,184	330,189,880	4.90

1. This is a target only and does not constitute a profit forecast.
2. Alternative performance measure – refer to pages 92 to 94 for definitions and calculation methodology.

Notes to the financial statements continued

For the year ended 31 December 2025

11. Financial assets at fair value through profit or loss: investment in Subsidiary

The Company's financial assets at fair value through profit or loss comprise its investment in the Subsidiary, which represents amounts advanced to finance the Group's investment portfolio in the form of Secured Loan Notes issued by the Subsidiary to the Company and equity. The Company's investment in the Subsidiary at 31 December 2025 comprised:

	31 December 2025 £'000	31 December 2024 £'000
Opening balance – Investment in Secured Loan Notes issued by the Subsidiary	**170,807**	362,779
Investment in Subsidiary	**11,628**	3,127
Capital repayments from Subsidiary	**(53,754)**	(166,327)
Realised loss on financial assets at fair value through profit or loss	**(3,148)**	(3,777)
Unrealised loss on financial assets and liabilities at fair value through profit or loss:		
Unrealised valuation loss	**(13,552)**	(22,749)
Unrealised foreign exchange gain/(loss)	**1,218**	(363)
Other unrealised movements on investments	**2,631**[1]	(1,883)
Total unrealised loss on investments at fair value through profit or loss	**(9,703)**	(24,995)
Total	**115,830**	170,807

	31 December 2025 £'000	31 December 2024 £'000
Opening balance – Investment in equity of the Subsidiary	**3,087**	4,039
Unrealised loss on investment at fair value through profit or loss	**(81)**	(952)
Total	**3,006**	3,087
Financial assets at fair value through profit or loss	**118,836**	173,894

The above represents a 100% interest in the Subsidiary at year end 31 December 2025 (31 December 2024: 100%).

Secured Loan Notes

The Subsidiary has issued a loan note instrument to the Company for a programme of up to £1.0 billion variable funding notes limited to the cash available by the Company. Each series of loan notes issued has a maximum nominal amount, which is fixed at the date of issue, as well as a base amount and a subscribed amount.

Accounting policy

The Company classifies its investment in the Subsidiary as financial assets at fair value through profit or loss in accordance with IFRS 9 Financial Instruments as set out on page 77.

1. Attributable to the timing of the debt service payments and principal indexation of £0.1 million (31 December 2024: £0.3 million) applied to certain loans.

Financial assets at fair value through profit or loss

The category which includes financial assets at fair value through profit or loss consists of financial instruments that have been measured at fair value through profit or loss upon initial recognition. These financial assets are measured on the basis that they are part of a group of financial assets which are managed and have their performance evaluated on a fair value basis, in accordance with the risk management and investment strategies of the Company.

Upon initial recognition, the Company's investment in the Subsidiary is classified as a financial asset at fair value through profit or loss in accordance with IFRS 9. This is due to its investment entity status as disclosed in the critical judgements in note 2(b). The performance of the Company's investment is evaluated and reported on a fair value basis, in accordance with the risk management and investment strategies of the Company.

All financial assets for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy.

Financial information about the financial assets of the Company is provided by the Investment Manager to the Directors with the valuation of the portfolio being carried out by the independent Valuation Agent.

The Company recognises a financial asset when, and only when, it becomes party to the contractual provisions of the instrument. Purchases or sales of financial assets that require delivery of assets within the timeframe generally established by regulation or convention in the marketplace are recognised on the trade date, i.e. the date that the Company commits to purchase or sell the asset.

A financial asset (or, where applicable, part of a financial asset or part of a group of similar financial assets) is derecognised when:

— the rights to receive cash flows from the asset have expired; or

— the Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a pass-through arrangement; and

— either (a) the Company has transferred substantially all the risks and rewards of the asset, or (b) the Company has neither transferred nor retained substantially all the risks and rewards of the asset but has transferred control of the asset.

When the Company transfers its rights to receive cash flows from an asset or has entered into a pass-through arrangement, and has neither transferred nor retained substantially all the risks and rewards of the asset nor transferred control of the asset, the asset is recognised to the extent of the Company's continuing involvement in the asset.

After initial measurement, the Company measures financial assets classified at fair value through profit or loss at fair value. Subsequent changes in the fair value of financial instruments are recorded in the statement of comprehensive income.

Fair value is the price that would be received to sell an asset in an orderly transaction between market participants at the measurement date. For all other financial instruments not traded in an active market, the fair value is determined by using appropriate valuation techniques. Valuation techniques used by the independent Valuation Agent include using recent arm's length market transactions, referenced to appropriate current market data, and discounted cash flow analysis, at all times making as much use of available and supportable market data as possible.

An analysis of fair value of financial instruments and further details as to how they are measured is provided in note 16.9.

12. Other receivables and prepayments

	31 December 2025 £'000	31 December 2024 £'000
Prepayments	**43**	50
Total	**43**	50

Accounting policy

Other receivables and prepayments are recognised and carried at the lower of their original invoiced value and recoverable amount or, where the time value of money is material, at amortised cost. The Company recognises a loss allowance for expected credit losses on other receivables where necessary.

Notes to the financial statements continued

For the year ended 31 December 2025

13. Cash and cash equivalents

	31 December 2025 £'000	31 December 2024 £'000
Cash and cash equivalents	**9,981**	4,145
Total	**9,981**	4,145

Accounting policy

Cash comprises cash in hand and demand deposits. Cash equivalents are short term with original maturities of three months or less and highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

14. Other payables and accrued expenses

	31 December 2025 £'000	31 December 2024 £'000
Accruals	**224**	333
Investment management fees	**242**	777
Investment Manager incentive fee provision[1]	**—**	688
Total	**466**	1,798

1. Refer to note 17 for further information.

Accounting policy

Other payables and accrued expenses are recognised initially at fair value and subsequently stated at amortised cost using the effective interest method where appropriate.

15. Authorised and issued share capital

	31 December 2025		31 December 2024	
Share capital	Number of shares	£'000	Number of shares	£'000
Ordinary shares issued at no par value and fully paid				
Shares in issue at beginning of the year	**215,606,413**	**243,331**	442,033,518	444,414
Shares redeemed in the year	**(43,703,309)**	**(33,489)**	(210,019,646)	(188,156)
Total shares in issue	**171,903,104**	**209,842**	232,013,872	256,258
Treasury shares				
Shares repurchased and held in treasury at beginning of the year	**—**	**—**	(16,407,459)	(12,927)
Shares cancelled during the year	**—**	**—**	16,407,459	12,927
Total shares repurchased and held in treasury	**—**	**—**	—	—
Total ordinary share capital excluding treasury shares	**171,903,104**	**209,842**	215,606,413	243,331

In May 2024, the Company adopted revised Articles in order to permit the redemption of some or all of the ordinary shares at the sole discretion of the Directors and authorised the issue of one deferred share. The Company's share capital is represented by no par value ordinary shares and one deferred share.

The ordinary shares carry the right to dividends out of the profits available for distribution as determined by the Board and participation in the profits or assets of the Company, on a winding-up of the Company or a return of capital. Each holder of an ordinary share is entitled to attend meetings of shareholders and, on a poll, to one vote for each share held.

The deferred share does not carry the right to dividends out of the profits available for distribution as determined by the Board or participation in the profits or assets of the Company, on a winding-up of the Company or a return of capital, unless there are no ordinary shares in issue, in which case the deferred share will carry such rights.

The holder of a deferred share is entitled to attend meetings of shareholders but not to vote at any such meetings, unless there are no ordinary shares in issue, in which case the holder of the deferred share will carry the right to vote.

Accounting policy

Upon issuance of equity shares, the consideration received is included in equity.

Transaction costs incurred by the Company in issuing, acquiring, redeeming or reselling its own equity instruments are accounted for as a deduction from equity to the extent that they are incremental costs directly attributable to the equity transaction that otherwise would have been avoided.

No gain or loss is recognised in the statement of comprehensive income in respect of the purchase, sale, issuance or cancellation of the Company's own equity instruments.

16. Financial instruments

The table below sets out the carrying amounts of the Company's financial assets and financial liabilities into categories of financial instruments.

	31 December 2025 £'000	31 December 2024 £'000
Financial assets		
Cash and cash equivalents	**9,981**	4,145
Total financial assets at amortised cost[1]	**9,981**	4,145
Derivative financial instruments	**1**	83
Financial assets at fair value through profit or loss	**118,836**	173,894
Total financial assets at fair value through profit or loss	**118,837**	173,977
Total financial assets	**128,818**	178,122
Financial liabilities		
Other payables and accrued expenses	**(466)**	(1,798)
Financial liabilities at amortised cost[1]	**(466)**	(1,798)
Total financial liabilities	**(466)**	(1,798)

1. The carrying value of the financial assets and liabilities stated at amortised cost approximates their fair value.

Notes to the financial statements continued

For the year ended 31 December 2025

16. Financial instruments continued

16.1 Derivative financial instruments

Derivative financial assets and liabilities comprise forward foreign exchange contracts for the purpose of hedging foreign currency exposure of the Company to one Euro-denominated loan investment (31 December 2024: Euro-denominated loan investments) made by the Subsidiary. The derivatives represent 0.7% of the portfolio by value at the year end (31 December 2024: 3.3%) based on the principal amounts. The Company intends to utilise the forward foreign exchange contracts on a rolling basis, for the term of the investments.

The table below sets out the forward foreign exchange contracts held by the Company at year end:

				Fair value £'000	
31 December 2025	**Maturity**	**Principal amount**	**Hedged amount**	**Financial assets**	**Financial liabilities**
Contract EUR/GBP	**6 January 2026**	**(£787,011)**	**€901,915**	**1**	**—**
Total		**(£787,011)**	**€901,915**	**1**	**—**

The Company's forward foreign exchange contract shown in the table above matured post year end and was not replaced.

				Fair value £'000	
31 December 2024	Maturity	Principal amount	Hedged amount	Financial assets	Financial liabilities
Contract EUR/GBP	8 January 2025	(£5,729,525)	€6,823,291	83	—
Total		(£5,729,525)	€6,823,291	83	—

Accounting policy

Recognition of derivative financial assets and liabilities takes place when the hedging contracts are entered into. They are initially recognised and subsequently measured at fair value; transaction costs, where applicable, are included directly in finance costs. The Company does not apply hedge accounting and consequently all gains or losses are recognised in the statement of comprehensive income in the net change in fair value of financial assets and financial liabilities through profit or loss.

16.2 Capital management

The Company's capital is represented by share capital comprising issued ordinary share capital, as detailed in note 15.

The Company may borrow up to 25% of its NAV at any such time borrowings are drawn down.

16.3 Financial risk management objectives

The Company has an investment policy and strategy that sets out the Company's overall investment strategy and general risk management philosophy and has established processes to monitor and control these in a timely and accurate manner. These guidelines are subject to regular operational reviews undertaken by the Investment Manager to ensure the Company's policies are adhered to as it is the Investment Manager's duty to identify and assist with the management of risk. The Investment Manager reports regularly to the Directors who have ultimate responsibility for the overall risk management approach.

The Directors and the Investment Manager ensure that all investment activity is performed in accordance with investment guidelines. The Company's investment activities expose it to various types of risks that are associated with the financial instruments and markets in which it invests. Risk is inherent to the Company's activities and is managed through a process of ongoing identification, measurement and monitoring. The financial risks to which the Company is exposed include market risk (which includes interest rate risk), credit risk, currency risk and liquidity risk.

As explained in notes 11 and 16, the Company's financial assets and liabilities at fair value through profit or loss comprise the investment in the Subsidiary and derivatives used for the purpose of hedging foreign currency exposure. The Subsidiary is a holding vehicle that exists solely to hold the Company's investments and, therefore, exposure to market risk, interest rate risk, credit risk, liquidity risk and credit and counterparty risk are highly dependent on the performance of the Subsidiary's investments.

Geopolitical and market uncertainties
The Board and the Investment Manager have considered the impact of international and economic uncertainties on the Company, its operations and the investment portfolio. These include, but are not limited to, the ongoing war in Ukraine, continued growth and inflationary pressures in the UK following recent fiscal policy changes, heightened geopolitical tensions in the Middle East and Asia, and continued uncertainty over international trade policy, including the use and potential expansion of tariffs by the United States and other major economies.

Global equity markets have experienced periods of volatility in response to these factors and evolving central bank policy expectations. However, as the Company is predominantly invested in the UK, it has not been directly impacted by US trade measures. The Directors remain mindful of the broader effects that global trade policy and geopolitical developments may have on investor sentiment and market performance, and these areas continue to be closely monitored by the Board and the Investment Manager.

Climate risk
The Investment Manager has carried out a climate risk assessment for each underlying portfolio asset to assess the actual and potential impacts of climate-related risks and opportunities across the portfolio. The analysis considered both physical and transition risks for each asset. The data collated was based upon publicly available data on flood risk and EPC ratings, supplemented by inputs from the Investment Manager's portfolio management team and its investment management team. Based on the climate risk analysis undertaken, the Investment Manager does not currently propose to make any changes to financial forecasts due to climate risk.

16.4 Market risk

The value of the investment in the Subsidiary is based on the aggregate of the NAV of the Subsidiary and the fair value of the Secured Loan Notes issued by the Subsidiary to the Company. The key driver of the Subsidiary's NAV is the valuation of its portfolio of secured loan facilities issued to the Project Companies.

There is a risk that market movements in interest rates, credit markets, exchange rates and observable yields may decrease or increase the value of the Subsidiary's assets without regard to the assets' underlying performance. The Subsidiary's portfolio of assets is held at fair value, and valued on a semi-annual basis by the independent Valuation Agent. The Company's assets are stable with predictable cash flows and are not exchange traded.

In assessing the expected future cash flows from each investment, the independent Valuation Agent considers the movements in comparable credit markets and publicly available information around each project.

The valuation principles used are based on a discounted cash flow methodology (excluding the loans held at net realisable value). Refer to note 16.9 for further information. A fair value for each asset acquired by the Group is calculated by applying a relevant market discount rate to the contractual cash flow expected to arise from each asset.

The independent Valuation Agent determines the discount rate that it believes the market would reasonably apply to each underlying investment, inter alia, taking into account the following significant inputs:

— Pound Sterling interest rates;

— movements of comparable credit markets; and

— observable yield on other comparable instruments.

In addition, the following are also considered as part of the overall valuation process:

— market activity and investor sentiment; and

— changes to the economic, legal, taxation or regulatory environment.

The independent Valuation Agent exercises its judgement in assessing the expected future cash flows from each investment. Given that the investments are generally fixed income debt instruments (in some cases with elements of inflation and/or interest rate protection) or other investments with a similar economic effect, the focus of the independent Valuation Agent is assessing the likelihood of any interruptions to the debt service payments, in light of the operational performance of the underlying asset.

The valuations and subsequent NAV are reviewed and challenged by the Investment Manager and the Directors on a semi-annual basis.

Notes to the financial statements continued

For the year ended 31 December 2025

16. Financial instruments continued

16.4 Market risk continued

The table below shows how changes in discount rates affect changes in the valuation of financial assets through profit or loss. The range of discount rate changes has been determined with reference to historic discount rate changes made by the independent Valuation Agent.

The sensitivity analysis below is presented at an aggregated level and reflects reasonable changes in significant unobservable inputs. The Company has not disclosed asset-specific sensitivities in respect of loans categorised as problem or watchlist loans, and as the Board believes that more granular disclosure at an individual asset level would be commercially prejudicial and may adversely affect the ultimate realisation value of those assets.

The aggregated sensitivities provided are considered by the Board to be sufficient to enable users of the financial statements to understand the degree of estimated uncertainty associated with the valuation of Level 3 financial assets.

31 December 2025 **Change in discount rates**	**(2.00%)**	**(1.00%)**	**0.00%**	**1.00%**	**2.00%**
Valuation of financial assets at fair value through profit or loss (£'000)[1,2]	**129,335**	**123,831**	**118,836**	**114,292**	**110,148**
Change in value of financial assets at fair value (£'000)	**10,500**	**4,995**	**—**	**(4,544)**	**(8,688)**

31 December 2024 Change in discount rates	(2.00%)	(1.00%)	0.00%	1.00%	2.00%
Valuation of financial assets at fair value through profit or loss (£'000)[1,2]	188,945	181,061	173,894	167,359	161,388
Change in value of financial assets at fair value (£'000)	15,051	7,167	—	(6,535)	(12,506)

1. Includes the fair value of the loans held at net realisable value which are not valued on a discounted cash flow basis; see note 16.9 for further details.
2. Including the NAV of the Subsidiary.

16.5 Interest rate risk

Interest rate risk arises from the effects of fluctuations in the prevailing level of market interest rates on the fair value of financial assets, future cash flows and borrowings.

Interest rate risk has the following effect:

Fair value of financial assets

Interest rates are one of the factors which the independent Valuation Agent takes into account when valuing the financial assets. Interest rate risk is incorporated by the independent Valuation Agent into the discount rate applied to the financial assets at fair value through profit or loss. Discount rate sensitivity analysis is disclosed in note 16.4.

Future cash flows

The Company has historically invested, via its Subsidiary, in a diversified portfolio of investments which have been secured against, or comprised, contracted, predictable medium to long-term cash flows and/or physical assets. The Group's investments have historically predominantly taken the form of medium to long-term fixed or floating rate loans which are secured against cash flows and/or physical assets which are predominantly UK based.

Interest rate hedging may be carried out to provide protection against falling interest rates in relation to assets that do not have a minimum fixed rate of return acceptable to the Company in line with its investment policy and strategy. The Company has not entered into an interest rate hedging agreement during the year, or in the prior year.

Other financial assets and liabilities

Bank deposits, payables and accrued expenses are exposed to and affected by fluctuations in interest rates. However, the impact of interest rate risk on these assets and liabilities is not considered material.

16.6 Credit risk

Credit risk is the risk that the counterparty to a financial instrument will fail to discharge an obligation or commitment it has entered into with the Company. Assets classified at fair value through profit or loss do not have a published credit rating; however, the Investment Manager monitors the financial position and performance of the Group's borrowers on a regular basis to ensure credit risk is appropriately managed.

The Company is exposed to differing levels of credit risk across its assets. Per the statement of financial position, the Company's total exposure to credit risk is £128.9 million (31 December 2024: £178.2 million) represented through its investments, receivables, financial derivatives and cash.

Total cash reserves at year end were £10.0 million (31 December 2024: £4.1 million) and c.£15.5 million at the date of this annual report. The cash is held at a number of banks that carry a minimum rating of A-2, P-2 or F2 from Standard and Poor's, Moody's and Fitch, respectively, to spread credit risk.

The Group's financial assets at fair value through profit or loss comprise debt and equity securities in the Subsidiary and, therefore, the credit risk of the Company's investments is highly dependent on the performance of the Subsidiary's investment portfolio, which is valued on a semi-annual basis by the independent Valuation Agent. The independent Valuation Agent takes into account the credit risk associated with these investments in their valuation by considering information provided by the Investment Manager on the performance of each underlying loan, including either early or late payments of capital and interest, varying relevant loan facility covenants on the financial, business (commercial) and legal position of each borrower and the expected realisation of assets, disposal of equity interests and/or refinancing of the loan.

The Company's investments are illiquid instruments and have contractual cash flows which are re-assessed by the Investment Manager with each borrower for expected recoverability. After an investment is made, the forecasted cash flows are regularly updated by the Investment Manager with information provided by the borrower for review by the independent Valuation Agent in order to monitor ongoing financial performance.

Any changes in the fair value of the investment portfolio are recognised through profit or loss. Such movements will incorporate a change to fair value resulting from the receipt or expected non-receipt of interest or principal payments, timing changes of cash flows, and the date of valuation and changes to the discount rate. Discount rate sensitivity analysis is disclosed in note 16.4.

Credit risk assessment
Credit risk is considered by the independent Valuation Agent during the ongoing fair valuation process. Depending on the nature of the underlying investments, in addition to payment performance, and compliance with facility covenants, residual credit risk is considered by the independent Valuation Agent with reference to a number of factors for each loan including, but not limited to:

a) Asset and borrower business risks: ultimately these factors will impact the valuation of the secured assets and/or the borrower's ability to service its loan by altering the quantum and/or risk of cash flows associated with the asset, and the sensitivity of that valuation to such factors.
   - market risks the borrower may be subject to that impact the borrower's net cash flows by altering revenue and cost projections, which may be impacted by the supply and demand for the goods or services associated with a business or asset;
   - risks associated with reliance on third party customers or service providers to monetise an asset (such as operators, tenants), and the impact of any default in payment or service provision by such parties;
   - operational risks that the business or asset may be subject to, including the reliance on the performance of people, processes and systems; and
   - legal and regulatory risks which the business or asset are subject to, such as changes to corporation tax, health and safety and environmental compliance costs or changes to licences and consents.

b) Financing structure risks: risks resulting from the way the Group as an investor has accessed an asset's cash flows and the associated risks and lender security protections. These include:
   - the seniority of the Group's debt and the ranking of the Group in its subordinated positions, including the structure and nature of shared security, demonstrated by metrics such as loan-to-value or cost;
   - the Group's security structure, the perfection of that security, the control that the borrower has over the underlying assets and its ability to enforce that security along with the impact of enforcing against that security;
   - the financial position of the borrower and the potential impacts on security guarantees;
   - any illiquidity premium associated with the liquidity of the financing instrument; and
   - the nature of repayment (bullet or amortising) and the conditions required to meet these payments (such as a refinance, asset disposal or otherwise).

This bottom-up consideration of credit risk for each loan, based on the specific information provided by the Investment Manager for each borrower and other relative benchmarks such as comparable bond pricing and market analysis, taken with capital asset pricing model analysis, enables the independent Valuation Agent to conclude their assessment on the likely recoverability of the forecast cash flows and to determine an appropriate discount rate and/or appropriate credit impairment to apply to each loan.

At 31 December 2025, loans totalling 38% of the fair value of the portfolio have missed interest and/or principal payments. These loans will continue to be monitored by the Investment Manager with regular reporting to the Board. The concentration of credit risk within the Group's investment portfolio is mitigated by its diverse exposure to a range of borrowers across 19 loans, multiple assets, sectors and strategies.

Notes to the financial statements continued

For the year ended 31 December 2025

16. Financial instruments continued

16.6 Credit risk continued

Credit risk assessment continued

At year end, the concentration of credit risk to any one key relationship counterparty did not exceed 20% (31 December 2024: <20%) of the Group's total assets. The Group had exposure to two key relationship counterparties (31 December 2024: two) which together represent 46% (31 December 2024: 45%) of the loans in the portfolio by value. The loans are also with different borrower entities, and in some cases have different ownership structures within these relationships across different projects and assets.

Since the Company's IPO in 2015, the Investment Manager has pursued an investment strategy that, amongst other things, has sought to diversify risk across various sectors and borrowers. Following the approval by shareholders of all resolutions put to the AGM and EGM held in May 2024, which resulted in a change in the Company's objective to undertake a managed wind-down of the Company and realise all existing assets in the portfolio in an orderly manner, the size and value of the Company's portfolio will reduce as investments are realised and concentrated in fewer holdings, and the mix of loans and underlying asset exposure will be affected accordingly. This may adversely affect the overall performance of the Company's portfolio as it is exposed to lower diversification.

16.7 Currency risk

The Group's investments at 31 December 2025 were denominated in Pound Sterling, except for one investment which was denominated in Euros (31 December 2024: one Euro-denominated investment). The investment is secured against Euro-valued contracted cash flows. The Company's only currency exposure is through the trading activities of its investee companies. The Company engages in currency hedging, in the form of one forward foreign exchange contract, to reduce the risk of adverse movements in currency exchange rates in relation to its non-Pound Sterling-denominated investment. Realised and unrealised gains or losses on forward foreign exchange contracts are disclosed in note 3.

16.8 Liquidity risk

Liquidity risk is the risk that the Company may not be able to generate sufficient cash resources to settle its obligations in full as they fall due or can only do so on terms that are materially disadvantageous. The Company is a closed-ended investment company and therefore assets do not need to be liquidated to meet redemptions, and sufficient liquidity is maintained to meet obligations as they fall due. The Company ensures it maintains adequate reserves by continuously monitoring forecast and actual cash flows and matching the maturity profiles of financial assets and liabilities.

The table below analyses the Company's assets and liabilities in relevant maturity groupings based on the remaining period from 31 December 2025 to the contractual maturity date. The Directors have elected to present both assets and liabilities in the liquidity disclosure below to illustrate the net liquidity exposure of the Company. The Board has amended the presentation of the analysis below to reflect the timeframe used in the stress testing and viability analysis. Further information on viability can be found on page 35.

All cash flows in the table below are presented on an undiscounted basis.

31 December 2025	Less than one month £'000	One to three months £'000	Three to twelve months £'000	Greater than twelve months and not later than five years £'000	More than five years £'000	Total £'000
Financial assets						
Cash and cash equivalents	9,981	—	—	—	—	9,981
Other receivables and prepayments	—	7	36	—	—	43
Financial assets at fair value through profit or loss	13,821	15,713	32,055	45,201	95,042	201,832
Total financial assets	23,802	15,720	32,091	45,201	95,042	211,856
Financial liabilities						
Derivative financial instruments	—	—	—	—	—	—
Other payables and accrued expenses	(2)	(242)	(222)	—	—	(466)
Total financial liabilities	(2)	(242)	(222)	—	—	(466)
Net exposure	23,800	15,478	31,869	42,201	95,042	211,390

31 December 2024	Less than one month £'000	One to three months £'000	Three to twelve months £'000	Greater than twelve months and not later than five years £'000	More than five years £'000	Total £'000
Financial assets						
Cash and cash equivalents	4,145	—	—	—	—	4,145
Other receivables and prepayments	—	7	43	—	—	50
Financial assets at fair value through profit or loss	22,800	16,165	24,068	98,386	135,490	296,909
Total financial assets	26,945	16,172	24,111	98,386	135,490	301,104
Financial liabilities						
Derivative financial instruments	—	(5,647)	—	—	—	(5,647)
Other payables and accrued expenses	(2)	(757)	(351)	(688)	—	(1,798)
Total financial liabilities	(2)	(6,404)	(351)	(688)	—	(7,445)
Net exposure	26,943	9,768	23,760	97,698	135,490	293,659

The Directors' assessment of the Company's ability to continue as a going concern, in note 2.1, includes an assessment of liquidity risk. The Board has concluded that the Company will be able to generate sufficient cash resources to settle its obligations in full as they fall due for a period of at least twelve months.

16.9 Fair values of financial assets

Valuation of financial instruments

IFRS 13 Fair Value Measurement establishes a fair value hierarchy that categorises into three levels the inputs to valuation techniques used to measure fair value. Categorisation within the hierarchy has been determined on the basis of the lowest level input that is significant to their fair value measurement of the relevant assets as follows:

— Level 1 – valued using quoted prices unadjusted in active markets for identical assets or liabilities;

— Level 2 – valued by reference to valuation techniques using observable inputs for the asset or liability other than quoted prices included in Level 1; and

— Level 3 – valued by reference to valuation techniques using inputs that are not based on observable market data for the asset or liability.

An investment is always categorised as Level 1, 2 or 3 in its entirety. In certain cases the fair value measurement for an investment may use a number of different inputs that fall into different levels of the fair value hierarchy. In such cases, an investment level within the fair value hierarchy is based on the lowest level of input that is significant to the fair value measurement. The assessment of the significance of a particular input to the fair value measurement requires judgement and is specific to the investment.

The independent Valuation Agent has carried out semi-annual fair valuations of the financial assets of the Subsidiary. The same discount rates, determined by the independent Valuation Agent, are applied to the future cash flows of the Secured Loan Notes issued by the Subsidiary to the Company to determine the fair value of the assets of the Company.

The Company recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

Notes to the financial statements continued

For the year ended 31 December 2025

16. Financial instruments continued

16.9 Fair values of financial assets continued

Valuation of financial instruments continued

The tables below set out fair value measurements of financial instruments at the year end by the level in the fair value hierarchy into which the fair value measurement is categorised. The amounts are based on the value recognised in the statement of financial position. All fair value measurements are recurring.

31 December 2025	**Level 1 £'000**	**Level 2 £'000**	**Level 3 £'000**	**Total £'000**
Financial assets at fair value through profit or loss	**—**	**—**	**118,836**	**118,836**
Derivative financial instruments (assets)	**—**	**1**	**—**	**1**
Total	**—**	**1**	**118,836**	**118,837**

31 December 2024	Level 1 £'000	Level 2 £'000	Level 3 £'000	Total £'000
Financial assets at fair value through profit or loss	—	—	173,894	173,894
Derivative financial instruments (assets)	—	83	—	83
Total	—	83	173,894	173,977

The derivative financial instruments are classified as Level 2 as observable market data and are used for valuation and pricing.

The Directors have classified the financial instruments relating to 'Investments in Subsidiary' as Level 3 due to the limited number of comparable and observable market transactions in this sector. The primary input for Level 3 at year end is the discount rates for these investments (excluding the loans held at net realisable value which are not valued on a discounted cash flow basis; refer to note 2.1 for further information); discount rates are considered to be primarily modelled rather than market observed. The secured loan facilities that the Subsidiary has invested in are also classified as Level 3.

The following table shows a reconciliation of all movements in the fair value of financial instruments categorised within Level 3 between the beginning and end of the year:

	31 December 2025 £'000	31 December 2024 £'000
Opening fair value of financial instruments at fair value through profit or loss	**173,894**	366,818
Investment in Subsidiary	**11,628**	3,127
Capital repayments from Subsidiary	**(53,754)**	(166,327)
Realised loss on financial assets at fair value through profit or loss:		
Debt – Secured Loan Notes up to £1,000,000,000	**(3,148)**	(3,777)
Unrealised loss on financial assets at fair value through profit or loss[1]:		
Debt – Secured Loan Notes up to £1,000,000,000	**(9,703)**	(24,995)
Equity – representing one ordinary share in the Subsidiary	**(81)**	(952)
Closing fair value of financial instruments at fair value through profit or loss	**118,836**	173,894

1. Refer to note 11 for further information.

For the Company's financial instruments categorised as Level 3, changing the discount rate used to value the underlying instruments alters the fair value. In determining the discount rate for calculating the fair value of financial assets at fair value through profit or loss, reference is made to Pound Sterling interest rates, movements of comparable credit markets and observable yields on comparable instruments. Hence, movements in these factors could give rise to changes in the discount rate. A change in the discount rate used to value the Level 3 investments would affect the valuation as shown in the table in note 16.4.

The fair value of the investment in the Subsidiary is based on the aggregate of the NAV of the Subsidiary and the fair value of the Secured Loan Notes issued by the Subsidiary. At 31 December 2025, the NAV of the Subsidiary was as follows:

	31 December 2025 £'000	31 December 2024 £'000
GABI UK[1]	**3,006**	3,087

1. Refer to note 11 for further information.

The key driver of the NAV of the Subsidiary is the valuation of its portfolio of secured loan facilities issued to the Project Companies.

The Secured Loan Notes issued by the Subsidiary that the Company has subscribed for, are valued on the following basis in line with the model used by the independent Valuation Agent:

	Fair value[1] £'000	Valuation technique	Key unobservable inputs	Discount rate[2]
Financial assets at fair value through profit or loss – 31 December 2025	**75,892[3]**	**Discounted cash flow**	**Discount rate**	**9.3%**
Financial assets at fair value through profit or loss – 31 December 2025	**39,938[4]**	**Net realisable value**	**Expected cash flows**	**–**
Financial assets at fair value through profit or loss – 31 December 2024	146,263	Discounted cash flow	Discount rate	9.0%
Financial assets at fair value through profit or loss – 31 December 2024	24,544[4]	Net realisable value	Expected cash flows	–

1. Excluding the NAV of the Subsidiary.
2. Weighted average discount rate[5].
3. Balance excludes the fair value of the loans held at net realisable value.
4. Fair value of the loans held at net realisable value which are not valued on a discounted cash flow basis.
5. Alternative performance measure – refer to pages 92 to 94 for definitions and calculation methodology.

The investments in Project Companies held by the Subsidiary (excluding the loans held at net realisable value) are valued on a discounted cash flow basis, in line with the methodology used by the independent Valuation Agent. At the year end, discount rates ranged from 7-13% (31 December 2024: 6–14%). At 31 December 2025, loans representing 34.5% of the portfolio by value were held at net realisable value, totalling £39.9 million (31 December 2024: seven loans totalling £24.5 million).

In the context of the Company's managed wind-down, a number of the Group's investments are subject to ongoing restructuring discussions, enforcement processes or asset disposal negotiations. The Board has carefully considered the extent of disclosure of significant unobservable inputs relating to these assets. While IFRS 13 requires quantitative information about such inputs, the Board has concluded that disclosure of investment-specific recovery or asset assumptions could materially prejudice ongoing commercial negotiations and potentially reduce recoveries for shareholders. Accordingly, the Company has provided aggregated quantitative information by asset category.

The Directors reviewed the valuation report provided by the independent Valuation Agent which references the inputs used in the valuation of investments and the appropriateness of their classification in the fair value hierarchy. In particular, the Directors are satisfied that the significant inputs in the determination of the discount rate adopted by the independent Valuation Agent are pursuant to the independent Valuation Agent's engagement letter. Should the valuation approach change, causing an investment to meet the characteristics of a different level of the fair value hierarchy, it will be reclassified accordingly.

During the year, there were no transfers of investments between levels.

Notes to the financial statements continued

For the year ended 31 December 2025

16. Financial instruments continued

16.9 Fair values of financial assets continued

Directors' assessment

The Directors met with the independent Valuation Agent during the year and post year end to discuss and challenge the following:

— the rationale for the level of discount rate increases determined by the independent Valuation Agent;

— how the independent Valuation Agent's assessment of the likelihood of full recovery of loans is reflected in their fair valuation, based on information received from the Investment Manager;

— how the structuring of a given loan, the security and the extent of control from the available enforcement arrangements and level of subordination is reflected by the independent Valuation Agent in their discount rate;

— the extent to which loans for which contractual repayment is either imminent or overdue are insensitive to discount rate changes and the impact of this on fair valuation;

— the potential for impairment in asset values relative to their proposed fair value, particularly in the context of an accelerated sales process; and

— the appropriateness of applying a discounted cash flow valuation methodology or an alternative such as assumed realisation based on estimated recovery and/or appropriate impairment.

Based on these discussions, the Directors are satisfied that the methodology adopted by the independent Valuation Agent to fair value the loans is reasonable. The impact on fair value attributable to any missed capital and/or interest payments for loans that are past their facility maturity date and any other change in credit risk will continue to be monitored by the Investment Manager and reviewed regularly with the Board.

17. Related party disclosures

As defined by IAS 24 Related Party Disclosures, parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial or operational decisions. Subsidiary companies are also deemed to be related parties as they are members of the same group of companies.

Directors

The Directors of the Company are considered to be key management personnel of the Company. Directors' remuneration for the year (including reimbursement of Company-related expenses) totalled £244,000 (31 December 2024: £254,000). This includes additional remuneration paid to Marykay Fuller for leading the realisation of several of the conflicted investments on behalf of the Board. Refer to page 50 for further information.

At 31 December 2025, liabilities in respect of these services amounted to £51,000 (31 December 2024: £51,000).

At 31 December 2025, the Directors of the Company held directly or indirectly, and together with their family members, 33,427 ordinary shares (31 December 2024: 41,925).

Alex Ohlsson is the group chairman (previously managing partner) of Carey Olsen, the Company's Jersey legal advisers. Carey Olsen has provided legal services to the Company during the year. Carey Olsen maintains procedures to ensure that the Chairman has no involvement in the provision of legal services to the Company. The Company maintains procedures to ensure that the Chairman takes no part in any decision to engage the services of Carey Olsen. During the year, the aggregate sum of £1,340 (31 December 2024: £15,000) was paid to Carey Olsen in respect of legal work undertaken, of which £nil (31 December 2024: £nil) is outstanding at year end.

Investment Manager

The Company is party to an investment management agreement with the Investment Manager, which was most recently amended and restated in December 2020. A side letter to the existing investment management agreement was approved by shareholders at the Company's EGM in May 2024. Pursuant to the terms of the side letter, the Company has appointed the Investment Manager to implement a Realisation Plan that has been agreed with the Board. This plan sets out, among other things, the options and base case plan to realise each loan, the delegated authorities under which the Investment Manager shall work to implement the revised investment objective and policy and the approach to the realisation of any residual positions at the target date of 31 December 2027, or any other such date that may be agreed between the Board and Investment Manager from time to time, including the process for realisation and how the Investment Manager shall assess the merits of realisation against other options that may be available to the Company at such a time.

As a result of the responsibilities delegated under this investment management agreement, the Company considers it to be a related party by virtue of being 'key management personnel'. Under the terms of the investment management agreement, the notice period of the termination of the Investment Manager by the Company is twelve months.

For its services to the Company, the Investment Manager receives an investment management fee which is calculated and paid quarterly in arrears at an annual rate of 0.75% per annum of the prevailing NAV of the Company minus the value of the cash holdings of the Company pro rata for the period for which such cash holdings have been held. This fee is calculated and paid quarterly in arrears. Prior to 20 May 2024, the annual rate was 0.90% per annum. The Investment Manager also receives an annual fee of £25,000 in relation to its role as the Company's AIFM, which is increased on an annual basis in accordance with the rate of the RPI.

During the year, the Company incurred £1,171,000 (31 December 2024: £2,035,000) in respect of the services outlined above; £1,137,000 (31 December 2024: £2,002,000) in respect of investment management services and £34,000 (31 December 2024: £33,000) in respect of AIFM services provided by the Investment Manager. At 31 December 2025, liabilities in respect of these services amounted to £242,000 (31 December 2024: £777,000).

In accordance with the terms of the side letter approved by the Board, the Investment Manager is entitled to an incentive fee equal to 20% of the value of any Excess Proceeds. 'Excess Proceeds' means, in respect of any realisation, the value of such realisation (if any) that is in excess of the value that would, on the date of such realisation, be required to deliver an IRR[1] equal to 12% per annum, calculated using the XIRR function in Excel, and based on:

a) a negative value equal to the 'Adjusted Portfolio Valuation Amount' on 31 December 2023;

b) the negative values and dates of any cash advances made by the Company or the Group by way of a utilisation or drawdown under a loan or loans since 31 December 2023; and

c) the positive values and dates of all realisations relating to the loans since 31 December 2024 received by the Company or the Group relating to loans at 31 December 2023.

The 'Adjusted Portfolio Valuation Amount' on 31 December 2023 was £321,214,023. The 'Adjusted Portfolio Valuation Amount' reflects an implied market capitalisation at 31 December 2023 based on an assumed share price of 82.50 pence and reflecting non-investment balance sheet items at 31 December 2023. The Board and the Investment Manager agreed an assumed share price of 82.50 pence for the purposes of this calculation to reflect shareholders' views on the value of the Company received during the strategic review.

The incentive fee is an IRR-based fee reflecting portfolio cash flows and, whilst the Investment Manager's right to an incentive fee is assessed on each realisation, no incentive fee shall be payable to the Investment Manager until a 12% compound annual return has been achieved on the 'Adjusted Portfolio Valuation Amount' through realisations.

The incentive fee replaced the arrangement fee whereby, prior to May 2024, the Investment Manager, at its discretion, was entitled to an arrangement fee of up to 1% of the value of each investment made by the Company. The cost of any such fee was typically covered by the borrowers, and not the Company.

At 31 December 2024, the Board recognised a provision of £688,000 for the incentive fee. Based on the latest forecast realisations, no incentive fee would be payable to the Investment Manager. The provision that was recognised at 31 December 2024 has therefore been reversed in the current year.

During the year, the Investment Manager received £nil (31 December 2024: £182,000) from arrangement fees which have been met by the borrowers and £nil (31 December 2024: £nil) from arrangement fees which have been met by the Company. To the extent any arrangement fee negotiated by the Investment Manager with a borrower exceeded 1%, the benefit of any such excess was paid to the Company.

A number of the directors and employees of the Investment Manager also sit on the board of the Subsidiary.

At 31 December 2025, the key management personnel of the Investment Manager held directly or indirectly, and together with their family members, 317,361 ordinary shares in the Company (31 December 2024: 39,838 ordinary shares).

The directors and/or shareholders of the Investment Manager, and their family members, directly or indirectly own an equity interest in the Subsidiary's student accommodation investments. These investments are valued by the independent Valuation Agent in line with the rest of the portfolio and were approved by the Board at the time of acquisition.

1. Alternative performance measure – refer to pages 92 to 94 for definitions and calculation methodology.

Notes to the financial statements continued

For the year ended 31 December 2025

17. Related party disclosures continued

Subsidiary

At 31 December 2025, the Company owns a 100% (31 December 2024: 100%) controlling stake in the Subsidiary. The Subsidiary is considered to be a related party by virtue of being part of the same group. The Company indirectly owns 100% of GABI Housing Limited, GABI GS Limited and GABI Housing 2 Limited. For further information, refer to note 1.

The following tables disclose the transactions and balances between the Company and the Subsidiary. Please refer to note 11 for further details about the transactions during the year:

Transactions	**31 December 2025 £'000**	31 December 2024 £'000
Intercompany income received		
Early repayment fee income	**360**	548
Sundry income	**58**	156
Arrangement fee income	**—**	499
Unrealised gains on foreign exchange	**4**	40
Loan note interest realised	**13,446**	22,811
Total	**13,868**	24,054

Balances	**31 December 2025 £'000**	31 December 2024 £'000
Intercompany balances receivable	**—**	—
Principal value of intercompany holdings within financial assets at fair value through profit or loss	**154,495**	203,459

18. Subsequent events after the report date

The following events occurred post year end:

— on 2 February 2026, the Company announced a fourth interim dividend of 1.58125 pence per share amounting to £2.7 million which was paid on 13 March 2026 to ordinary shareholders on the register at 13 February 2026; and

— the Group received repayments totalling £8.1 million.

19. Ultimate controlling party

It is the view of the Board that there is no ultimate controlling party.

Shareholder information

Key dates

March	Payment of fourth interim dividend
March	Annual results announced
May	Annual General Meeting
June	Payment of first interim dividend
August	Payment of second interim dividend
September	Interim results announced
December	Payment of third interim dividend Company's year end

NAV publication

The Company's NAV is released to the LSE on a semi-annual basis and is published on the Company's website.

Further information

Copies of the Company's annual and half-yearly reports, semi-annual investor reports, stock exchange announcements and further information on the Company can be obtained from the Company's website.

Warning to users of this report

This report is intended solely for the information of the person to whom it is provided by the Company, the Investment Manager or the Administrator. This report is not intended as an offer or solicitation for the purchase of the shares in the Company and should not be relied on by any person for the purpose of accounting, legal or tax advice or for making an investment decision. The payment of dividends and the repayment of capital are not guaranteed by the Company. Any forecast, projection or target is indicative only and not guaranteed in any way, and any opinions expressed in this report are not statements of fact and are subject to change. Neither the Company nor the Investment Manager are under any obligation to update such opinions.

Past performance is not a reliable indicator of future performance, and investors may not get back the original amount invested. Unless otherwise stated, the source for all information contained in this report is the Investment Manager and the Administrator. Information contained in this report is believed to be accurate at the date of publication, but neither the Company, the Investment Manager nor the Administrator give any representation or warranty as to the report's accuracy or completeness. This report does not contain and is not to be taken as containing any financial product advice or financial product recommendation. Neither the Company, the Investment Manager nor the Administrator accept any liability whatsoever for any loss (whether direct or indirect) arising from the use of this report or its contents.

Alternative performance measures (unaudited)

The Board and the Investment Manager assess the Company's performance using a variety of measures that are not defined under IFRS Accounting Standards and are therefore classed as APMs. Where possible, reconciliations to IFRS Accounting Standards are presented from the APMs to the most appropriate measure prepared in accordance with IFRS.

All items listed below are IFRS Accounting Standards financial statement line items unless otherwise stated. APMs should be read in conjunction with the statement of comprehensive income, statement of financial position, statement of changes in equity and statement of cash flows, which are presented in the financial statements section of this report. The APMs below may not be directly comparable with measures used by other companies.

Adjusted earnings/EPS

In respect of a period, the EPS is adjusted to remove the impact of fair valuation movements of investments in such period arising from: (i) discount rate adjustments; and (ii) upward or downward revaluations associated with the performance of investments.

Adjusted EPS	**For the year ended 31 December 2025 £'000**	**For the year ended 31 December 2025 (Pence per share)**	For the year ended 31 December 2024 £'000	For the year ended 31 December 2024 (Pence per share)
Basic and diluted earnings	**(853)**	**(0.40)**	(10,342)	(3.13)
Discount rate changes[1]	**9,863**	**4.62**	19,200	5.82
Adjustment for realised losses	**3,148**	**1.47**	3,777	1.14
Other downward revaluations associated with the performance of investments	**3,689**	**1.73**	3,549	1.07
Adjusted earnings/EPS	**15,847**	**7.42**	16,184	4.90

Annualised loss ratio

A measure of the Company's ability to preserve the capital value of its investments over the long term. It is calculated as total aggregate downward revaluations divided by total invested capital since IPO expressed as a time weighted annual percentage.

	31 December 2025 £'000	31 December 2024 £'000
Total aggregate downward revaluations since IPO	**90,850**	74,519
Total invested capital since IPO	**1,072,694**	1,061,009
Percentage (annualised)	**0.80%**	0.74%

1. Refer to relevant APM on page 94 for further information.

Average NAV

The average NAV of the Company over the reporting year.

Quarter ended	**NAV per share 31 December 2025 (pence)**	NAV per share 31 December 2024 (pence)	**For the year ended 31 December 2025 £'000**	For the year ended 31 December 2024 £'000
31 March 2025/2024	**81.27**	91.25	**175,228**	388,385
30 June 2025/2024	**79.79**	90.92	**172,037**	241,857
30 September 2025/2024	**77.79**	90.01	**167,724**	239,453
31 December 2025/2024	**74.69**	81.80	**128,395**	176,374
Average NAV	**78.39**	88.50	**160,846**	261,517

Discount/average discount to NAV

The amount, expressed as a percentage, that the Company's shares trade below the prevailing NAV per share. This metric is shown at a point in time or as an average over the stated period.

Dividend cover ratio

Ratio of earnings to dividends calculated as dividends per share divided by EPS.

	For the year ended 31 December 2025	For the year ended 31 December 2024
Total loss and comprehensive income (£'000)	**(853)**	(10,342)
Weighted average number of shares[1]	**213,570,916**	330,189,880
Basic EPS (p)	**(0.46)**	(3.13)
Adjusted EPS[2](p)	**7.42**	4.90
Dividends (p)	**6.385**[3]	6.3253
Dividend cover ratio (basic)	**(0.06)**	(0.49)
Dividend cover ratio (adjusted)	**1.17**	0.77

IRR

IRR is the interest rate at which the net present value of all the cash flows (both positive and negative) from a project or investment equals zero.

The IRR is used to evaluate the attractiveness of a project or investment.

1. Refer to relevant APM on page 94 for further information.
2. Refer to relevant APM on page 92 for further information.
3. Total dividends of 6.325 pence include a quarterly dividend of 1.58125 pence per share for the quarter to 31 December 2025, which was declared post year end.

Alternative performance measures (unaudited) continued

Total NAV return

A measure of the performance of a company's NAV over the stated period. It combines NAV movements and dividends to show the total return to the shareholder expressed as a percentage. It assumes that dividends are reinvested in the shares at the time the shares are quoted ex-dividend.

This is a standard performance metric across the investment industry and allows comparability across the sector.

Source: Bloomberg

Weighted average annualised yield

The weighted average yield on the investment portfolio calculated based on the yield of each investment weighted by the principal balance outstanding on such investment, expressed as a percentage. The weighted average yield does not include principal indexation.

The yield forms a component of investment cash flows used for the valuation of financial assets at fair value through profit or loss under IFRS 9.

Weighted average discount rate/discount rate

A rate of return used in valuation to convert a series of future anticipated cash flows to present value under a discounted cash flow approach. This approach is used for the valuation of financial assets at fair value through profit or loss under IFRS 9.

The average rate is calculated with reference to the relative size of each investment.

Weighted average number of shares

The weighted average number of shares is calculated by multiplying the number of shares in issue during the year after buybacks of shares by the percentage of the reporting period for which that number applies for each period. The total weighted average number of shares at the year end was 213,570,916 shares.

Glossary

Adjusted EPS
Refer to APMs on pages 92 to 94

AGM
The Annual General Meeting of the Company

AIC
Association of Investment Companies

AIC Code
AIC Code of Corporate Governance

AIF
Alternative Investment Fund

AIFM
Alternative Investment Fund Manager

APM
Alternative performance measure

Articles
The articles of association of the Company

Borrower
Owner of a Project Company to which the Group advances loans

Carey Olsen
Carey Olsen Jersey LLP

CIF Law
Collective Investment Funds (Jersey) Law 1988

Company
GCP Asset Backed Income Fund Limited

Discount
Refer to APMs on pages 92 to 94

Dividend cover ratio
Refer to APMs on pages 92 to 94

DTRs
Disclosure Guidance and Transparency Rules of the FCA

EGM
Extraordinary General Meeting

EPS
Earnings per share

ESG
Environmental, social and governance

FCA
Financial Conduct Authority

FRC
Financial Reporting Council

GABI GS
GABI GS Limited

GABI Housing
GABI Housing Limited

GABI Housing 2
GABI Housing 2 Limited

GABI UK and/or the Subsidiary
GCP Asset Backed Income (UK) Limited

Grant Thornton
Grant Thornton Limited

Group
The Company, GABI UK, GABI GS, GABI Housing, GABI Housing 2

IAS
International Accounting Standards

IASB
International Accounting Standards Board

IFRIC
International Financial Reporting Interpretations Committee

IFRS
International Financial Reporting Standards

IFRS Accounting Standards
International Financial Reporting Standards Accounting Standards as issued by the IASB

IPO
Initial public offering

IRR
Internal rate of return
Refer to APMs on pages 92 to 94

ISAE
International Standard on Assurance Engagements

ISSB
International Sustainability Standards Board

Jersey Company Law
The Companies (Jersey) Law 1991, as amended

JFSC
Jersey Financial Services Commission

KPI
Key performance indicator

Listing Rules
FCA Listing Rules

LSE
London Stock Exchange

MAR
EU Market Abuse Regulation

Market capitalisation
Value of a company traded on the LSE, calculated as total number of shares multiplied by closing share price

MiFID II
The UK version of MiFID II which is part of UK law by virtue of the European Union (Withdrawal) Act 2018

NAV
Net asset value

PRI
UN Principles for Responsible Investment

Project Company
A special purpose company which owns and operates an asset

RBSI
The Royal Bank of Scotland International Limited

RCF
Revolving credit facility

RPI
Retail price index

Secured Loan Notes
Loan notes issued to the Company

SDR
Sustainability Disclosure Requirements

TCFD
Task Force on Climate-related Financial Disclosures

Total NAV return
Refer to APMs on pages 92 to 94

UK AIFM Regime
Together, The Alternative Investment Fund Managers Regulations 2013 (as amended by The Alternative Investment Fund Managers (Amendment etc.) (EU Exit) Regulations 2019) and the Investment Funds sourcebook forming part of the FCA Handbook, as amended from time to time

UK Code
UK Corporate Governance Code

Weighted average annualised yield
Refer to APMs on pages 92 to 94

Weighted average discount rate
Refer to APMs on pages 92 to 94

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