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Company registration number 04144192 (England and Wales)

LAKESIDE CENTRE LIMITED

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025



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LAKESIDE CENTRE LIMITED

COMPANY INFORMATION

Directors	Jaap Tonckens Jonathan Matthew Lurie
Secretary	CSC Corporate Services (UK) Limited
Company number	04144192
Registered office	5 Churchill Place 10th Floor London E14 5HU
Auditor	BDO LLP 55 Baker Street London W1U 7EU
Bankers	Lloyds Bank plc 25 Gresham Street London EC2V 7HN
Asset Manager	Pradera Lateral Limited 3rd Floor 345 Oxford Street London W1C 2JD
Property Manager	Savills (UK) Limited 33 Margaret Street London W1G 0JD

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LAKESIDE CENTRE LIMITED

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LAKESIDE CENTRE LIMITED

STRATEGIC REPORT

FOR THE YEAR ENDED 31 DECEMBER 2025

The directors present the strategic report of Lakeside Centre Limited (the "Company") for the year ended 31 December 2025.

Principal activities

The principal activity of the Company is the ownership and management of Lakeside Shopping Centre, Thurrock Way, Essex ("Lakeside" or the "Property").

Business review

The Company is a subsidiary within the group headed by Granite Holdco Limited (the "Group"). In addition to the Property, the Group currently owns and operates two other shopping centres in the United Kingdom (together with the Property, the "Properties"): The Victoria Centre, Nottingham and Harlequin, Watford. During 2025, the Group sold its interest in Braehead Shopping Centre and Retail Park ("Braehead").

During 2025, the Group continued to build on the success of its previous stabilisation of its property portfolio following the June 2020 administration of its former parent group, Intu Properties, and the reorganisation of the Group's capital structure that was completed in 2024. The Braehead property was sold at above book value and a number of key asset management initiatives were delivered or agreed in respect of the remaining properties.

Lakeside is a super-regional shopping centre comprising 1,550,000 sq ft of retail and leisure space. The centre is ranked 6th in the UK by CACI (2025).

With the continued implementation of the asset management plan for the centre, operational metrics have seen further improvement with footfall for the calendar year 2025 totalling 17.0 million, an increase of 3.2% on the previous year.

A total of 48 leases exchanged or completed in 2025, with combined annual net contracted rent of £10.0 million. This compares to 18 transactions in 2024 at a combined net contracted rent of £2.4 million.

Occupancy by Estimated Rental Value (ERV) now stands at 94.8% at December 2025.

Progress continues to be made on the major Asset Management Initiatives (AMIs). In July 2025, Next opened a new 130,000 sq ft flagship store in the former House of Fraser at the southern end of the centre.

The former Next was split, where good progress is being made, with one unit in legals and the remaining units in advanced discussions with significant global brands.

The former M&S comprising 155,000 sq ft is being reconfigured with JD Sports having taken part, they opened their new 26,000 sq ft flagship store in October 2025 and Inditex brand, Lefties, has signed on the upper level for their first store in the South of the UK comprising over 55,000 sq ft. The remaining space is being configured to face externally onto the Quay and lake, with the Company in detailed negotiations with a number of leisure and restaurant brands.

Other key tenants secured at Lakeside during 2025 include Space NK, Reiss, The White Company, Bershka, Hollister and Urban Outfitters.

The Company regularly originates, evaluates and executes leasing opportunities, some of which may be material, to optimise its Property. Such transactions include leases with new retailers, renewals or other modifications of lease terms with existing retailers, and the relocation or replacement of legacy retailers with new concepts in line with the strategic AMIs.

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The Company's results for the year ended 31 December 2025 and its financial position at the end of it are set out in full in the accompanying financial statements. Net rental income for the Company in the year was £31.1 million (2024: £30.9 million). The Company's loss before tax was £91.5 million (2024: £78.2 million), which is stated after £121.3 million (2024: £101.7 million) of finance costs in respect of the amounts owed to Group undertakings. This loss has increased the Company's net liabilities at 31 December 2025 to £708.1 million (2024: £618.4 million).

The independent third party valuation of the Property as at 31 December 2025 increased by 2.1% to £478.0 million, compared to £468.0 million at 31 December 2024, after £5.6 million of capital expenditure in the year. The 31 December 2025 valuation is 16.6% higher than the valuation low point in June 2021 of £410.0 million. The increase in valuation can be attributed in part to the execution of the active management strategy to improve financial and operational metrics such as rental income.

In 2024, the Group concluded a £445.0 million refinancing with a syndicate of new lenders, led by Lloyds Bank plc ("Lloyds"). The senior loan facilities, which are secured against the Group's properties and other assets, comprised i) a fully drawn £395.0 million term loan and ii) a £50.0 million capex facility, which is available to the Group to fund certain capital requirements. Both facilities have a maturity date of January 2028, with a one year extension option subject to lender consent, and bear interest at a floating rate. The Group hedged its exposure to interest rate risk on the term loan by purchasing an interest rate cap, such that the all-in annual interest cost over the life of the facilities as a whole was expected, at that time, to be c.8.5%. Except for prepayments of allocated loan amounts, no prepayments of principal are due until maturity of the facilities. Following the sale of the Braehead property, the Group prepaid £118.1 million in December 2025. The outstanding amount under the senior loan facilities was reduced by the prepaid amount, with the total amount drawn at 31 December 2025 being £293.9 million. A proportion of this has been onward lent to the Company.

Principal risks and uncertainties

The Company faces largely those risks and uncertainties faced by the Group. The Group categorises its principal risks and uncertainties using the following categories: Financing, Property Market and Operations. These risks and uncertainties, including financial risks and the management thereof, are disclosed in the Granite Holdco Limited annual report and financial statements.

Key performance indicators

The directors are of the opinion that the financial information and accompanying narrative provided in the Business review section of this report provides sufficient understanding of the development, performance and position of the Company and that further analysis using KPIs is not necessary for this purpose.

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Business relationships

The Board makes decisions for the long-term success of the Company and its stakeholders and complies with the requirements of section 172 of the Companies Act 2006. The directors have had regard to the matters set out in section 172(1) of the Companies Act 2006 as follows:

a) The likely consequences of any decision in the long-term:

All decisions taken by the Board are taken only after consideration of the long-term consequences of those decisions for all relevant stakeholders. The directors are mindful that the Property has been serving its community for more than 30 years, and that decisions taken today are likely to have an impact beyond their tenure. This is particularly true in respect of leasing decisions and capital investment. Appraisals for each of these decisions consider the cost and benefit of the proposed actions over the full course of their life, and not just the current business plan period.

b) The interests of employees:

The Company operates an outsourced model, and had no employees during the reporting period. The Group does have a limited number of employees. The individuals working at the Property are employed by the Group's appointed property manager, Savills. Nevertheless, the Board considers the impact of decisions on these individuals regularly, including as part of the annual review of service charge budgets. The Company strongly opposes slavery and human trafficking in any form. The steps taken by the Company, directly and through contractors to ensure slavery and human trafficking are not occurring in any part of its business or supply chains are set out in the Group's Statement on Transparency in Supply Chains, which can be read at https://modern-slavery-statement-registry.service.gov.uk/statement-summary/VErUzAaW/2025.

c) The need to foster business relationships with suppliers, customers and others:

- Suppliers - The Company relies on its suppliers to help the business run smoothly, from day-to-day operations through to the construction of major developments, and aims to have open, transparent and long-term relationships to ensure they maintain the same high standards the Company sets itself. This includes obtaining assurance that they adhere to the Modern Slavery regulations, as set out in (b) above.

- Customers (tenants) - Building strong business relationships with customers is a key part of the Company's business model. Leases are entered into and terminated in the ordinary course of business. The Group has made it a priority to engage proactively with tenants to agree fair and sustainable long- and short-term tenancy deals which reflect the circumstances and strategic intent of both parties. In some cases this has involved the Group investing alongside tenants to ensure that interests are aligned, that leases are affordable and sustainable for the long-term, and that customers (guests) are provided with the most appealing shopping experience possible.

- Others - Shopping centres are at the heart of their respective communities and have a social responsibility to their customers (shoppers), as well as to community stakeholders such as local authorities, charities and community organisations and the local business community. The Company's management team operates a proactive outreach programme which ensures that the Property remains central to its community, details of which are reported to management monthly and to the Board quarterly, along with operational KPIs such as mystery shopper scores. This is co-ordinated further at a Group level, as part of the Group's ESG strategy, to result in best practice being shared more widely within the Group. See further information on the ESG strategy under (d) below.

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d) The impact of operations on the community and the environment:

As a Company and across the Group, significant steps have been taken to develop and support the Group's aspirations to deliver sustainability, social value and a wider ESG programme. The Group goes beyond legal obligations to ensure that the property portfolio is resilient, future-proofed and working towards ESG initiatives that will maintain and add value, and continue to meet increasing market requirements.

Following Group Board approval of an ESG strategy during 2022, good progress has been made during the year on all key medium- and high-impact deliverables identified as priorities:

- ISO 14001: Lakeside is certified to ISO 14001, the certification demonstrated best practice for Environmental Management, It achieved this in April 2025 and recently passed its surveillance audit in February 2026. The certification ensures that the scheme is being managed in line with industry best practice, is demonstrating continued environmental improvements and that risk and compliance is being effectively managed. ISO 14001 requires that assets are delivering continual performance improvement year-on-year.

- Net Zero and Solar PV: The Group has had net zero feasibility studies undertaken across the portfolio and are in the process of planning implementation and roll out for several initiatives that will assist in supporting this aim. The main project the Group has been focused on was undertaking a Solar PV tender with CQuel in 2025. This process is now in its advance stage with the Group's preferred three bidders now preparing their more detailed feasibility and cost models for consideration prior to presentation and recommendation to the Group and the Board, due in Q2 2026. The Group continues to support the assessment of decarbonisation, efficiency and energy optimisation projects across the portfolio and is considering updating the existing CRREM analysis and decarbonisation pathways to give a more current position this year to ensure that all implemented measures and performance improvements to date are captured.

- Building Research Establishment Environmental Assessment Methodology (BREEAM) In-Use: The scheme is certified to the BREEAM In-Use Standard with a rating of Part 2 – 'Very Good'.

  The certification lasts for three years. We are currently undertaking improvement opportunities to achieve Part 2 'Excellent' ratings in 2026, which include biodiversity and ecology management plans, water strategies and social risk assessments to assist in achieving this.

- GRESB Sustainability Benchmarking: The Group achieved a score of 78 and 2* in its second year of submission in 2025. This is a 20-point increase on 2024. The main areas where scoring improved are building certifications and management sections. The Group is currently targeting improvement opportunities in 2026 including providing more Scope 3 emissions data and giving consideration to third party assurance of sustainability data.

The Group will continue to develop, implement and report across ESG, net zero and energy efficiency themes in future years.

e) The desirability of maintaining a reputation for high standards of business conduct:

Following the administration of Intu Properties and the subsequent migration of the Properties to a standalone structure, it was critical that the Board of the new Group was able to establish trust with all stakeholders in order to ensure that the Group was viewed as a credible counterparty for the long-term. This was particularly important during an extended period during which retailers and other stakeholders were heavily affected by the COVID-19 pandemic, the wars in the Middle East and Ukraine and a highly uncertain macroeconomic environment. The Group, supported by its asset manager and property manager, has adopted an approach based on transparency, partnership and delivery in order to build this trust. Financial stability was delivered in 2021 and further reinforced in 2024 through the financial restructuring (including the raising of additional funds for investment in and alongside tenants). The success achieved in leasing since migration, including attracting premium retailers to sign landmark leases for flagship stores, is testament to the collaborative, swift and trustworthy reputation that the Group has built with key retailers.

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f) The need to act fairly as between members:

As described above, the Board is conscious of the need to act fairly, professionally and with integrity in all of its dealings, and in making decisions the Board regularly takes the advice of relevant experts, including legal counsel and other subject matter specialists. Conflicts of interest, where they arise, are disclosed at the start of each Board meeting, and relevant legal advice is taken in order to address these to ensure they do not compromise the integrity of decisions made by the Board.

On behalf of the board

Signed by:
.....
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Jaap Tonckens
Director

Date: 20-05-2026 | 03:06 PDT

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LAKESIDE CENTRE LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2025

The directors present their annual report and financial statements of the Company for the year ended 31 December 2025.

Results and dividends
The results for the year are set out on page 14.

No ordinary dividends were paid. The directors do not recommend payment of a final dividend.

Directors
The directors who held office during the year and up to the date of signature of the financial statements were as follows:

Jaap Tonckens	
Jonathan Matthew Lurie	
Christopher Bryan Harris	(Resigned 10 February 2026)
Peter Wodehouse Williams	(Resigned 31 March 2026)

Qualifying third party indemnity provisions
A qualifying third party indemnity provision was in force for the benefit of the Company's directors during the year. These provisions remain in force at the reporting date. The Group maintains directors' and officers' insurance which is reviewed annually.

Financial instruments
The directors consider the Company's capital to be its ordinary share capital of £196.0 million (2024: £196.0 million). Management of this capital is performed at a Group level.

The financial risks of the Company are managed at a Group level as disclosed in the Granite Holdco Limited annual report and financial statements.

Future developments and subsequent events
The Company is expected to continue in its role of owning and managing the Property for the foreseeable future.

There have been no events subsequent to the reporting date that the directors consider require disclosure in these financial statements.

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Going concern

The directors have prepared the financial statements on the going concern basis, which assumes that the Company will continue in operational existence for the foreseeable future and will have adequate funds available to meet its obligations as they fall due. In considering the appropriateness of this assumption, the directors have assessed the likelihood of whether the Company will be able to continue in operation for the foreseeable future versus the likelihood of either intending to or being forced to cease trading and place the Company into liquidation. In making this assessment, the directors have considered that the Company's going concern status is intrinsically linked to the prospects of the Group.

At 31 December 2025, the Company continued to show a significant negative equity position, which reflected the impact of various historical economic factors on the valuation of the Property.

However, since the financial restructuring and legal and operational separation from Intu Properties which were achieved in 2021, the Group has been financially and operationally stable and supported by borrowing facilities which have enabled it to operate with flexibility. Although the Group has net liabilities, it remains solvent as it holds a call option to acquire its outstanding PIK Notes for a nominal sum. The option is only exercisable once all of the Group's Properties have been sold and the proceeds used to discharge the Group's borrowings in accordance with the financial documents to which the Group is subject, but it provides a mechanism for the solvent liquidation of the Group.

The refinancing completed in April 2024 saw the Group raise new senior loan facilities which will mature in January 2028, subject to a one year extension option upon agreement between the Group and the lenders. The proceeds were utilised to partially repay the Group's previous borrowings, with the remainder exchanged for new PIK Notes issued by a fellow Group company and new equity (or alternative upside instruments) issued by the ultimate parent company. The PIK Notes mature in April 2044, have no financial covenants and have no requirement for the interest accruing thereon to be paid in cash. As such, the Group is supported by appropriate, conventional long-term real estate financing which provides it with the flexibility to further develop and optimise the Properties, and ultimately sell them at a time which maximises returns to investors.

The senior loan facilities contain three financial covenants which are tested quarterly. The covenant levels were set based on the Group's business plan at that time, with sufficient headroom to allow for unexpected variances to the business plan forecasts. Based on the latest cash flow forecasts, both base case and downside, the Group expects to be cash generative and remain compliant with these covenants for at least the duration of the going concern period to 30 June 2027. Covenants are managed and monitored at a Group level.

The Company's net liabilities at 31 December 2025 of £708.1 million include amounts owed to fellow Group undertakings SGS 2020 Limited and SGS New Finco Limited of £1,023.9 million and £175.3 million respectively under a subordinated intercompany loan agreement. SGS 2020 Limited and SGS New Finco Limited have indicated to the Company that, subject to the provisions of the Group's finance documents and there being no event of default under those finance documents, it is their intention to only demand repayment of those amounts to the extent that the Company has sufficient liquid funds to make repayment.

As a result, the directors consider that the going concern basis of preparation remains appropriate for the Company's financial statements for the year ended 31 December 2025.

Auditor

BDO LLP have expressed their willingness to continue in office. An ordinary resolution for the re-appointment of BDO LLP will be proposed in accordance with the timeframes set out in section 485 of the Companies Act 2006.

Energy and carbon report

The Company is classed as a large company for the purposes of the SECR requirements. The Company's reporting obligations in this regard are satisfied by its inclusion in the consolidated SECR information which is disclosed in the Granite Holdco Limited annual report and financial statements. As such, the Company has nothing to report under The Companies (Directors' Report) and Limited Liability Partnerships (Energy and Carbon Report) Regulations 2018.

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LAKESIDE CENTRE LIMITED

DIRECTORS' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

Statement of disclosure to auditor

So far as each person who was a director at the date of approving this report is aware, there is no relevant audit information of which the Company's auditor is unaware. Additionally, the directors individually have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the Company's auditor is aware of that information.

On behalf of the board

Signed by:

.....

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Jaap Tonckens

Director

Date: 20-05-2026 | 03:06 PDT

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LAKESIDE CENTRE LIMITED

DIRECTORS' RESPONSIBILITIES STATEMENT

FOR THE YEAR ENDED 31 DECEMBER 2025

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

United Kingdom company law requires the directors to prepare financial statements for each financial year. Under that law, the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law, the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that period.

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

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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LAKESIDE CENTRE LIMITED

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF LAKESIDE CENTRE LIMITED

Opinion on the financial statements

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 its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements of Lakeside Centre Limited (the "Company") for the year ended 31 December 2025 which comprise the Statement of comprehensive income, the Statement of financial position, the Statement of changes in equity 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 United Kingdom Accounting Standards, including Financial Reporting Standard 101 *Reduced Disclosure Framework* (United Kingdom Generally Accepted Accounting Practice).

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

Conclusions relating to going concern

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

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

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

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Other information

The Directors are responsible for the 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. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

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

We have nothing to report in this regard.

Other Companies Act 2006 reporting

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

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

In the light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we have not identified material misstatements in the Strategic report or the Directors' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

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

Responsibilities of Directors

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

In preparing the financial statements, the Directors are responsible for assessing the 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.

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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.

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

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

Non-compliance with laws and regulations

Based on:

- Our understanding of the Company and the industry in which it operates;
- Discussion with Management and those charged with governance; and
- Obtaining an understanding of the Company's policies and procedures regarding compliance with laws and regulations,

we considered the significant laws and regulations to be the applicable accounting framework, UK tax legislation and Companies Act 2006.

The Company is also subject to laws and regulations where the consequence of non-compliance could have a material effect on the amount or disclosures in the financial statements, for example through the imposition of fines or litigations. We identified such laws and regulations to be the Health and Safety legislation, Modern Slavery regulations and Bribery Act 2010.

Our procedures in respect of the above included:

- Review of correspondence with regulatory authorities for any instances of non-compliance with laws and regulations;
- Review of financial statement disclosures and agreeing to supporting documentation; and
- Review of minutes of meetings of those charged with governance for any instances of non-compliance with laws and regulations.

Fraud

We assessed the susceptibility of the financial statements to material misstatement, including fraud. Our risk assessment procedures included:

- Enquiry with Management and those charged with governance regarding any known or suspected instances of fraud;
- Obtaining an understanding of the Company's policies and procedures relating to:
    - Detecting and responding to the risks of fraud; and
    - Internal controls established to mitigate risks related to fraud.
- Review of minutes of meetings of those charged with governance for any known or suspected instances of fraud;
- Discussion amongst the engagement team as to how and where fraud might occur in the financial statements; and
- Performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud.

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Based on our risk assessment, we considered the areas most susceptible to fraud to be Management override of controls and the valuation of investment property.

Our procedures in respect of the above included:

- Addressing the risk of Management override of controls by testing a sample of journal entries which met a defined risk criteria and a sample of journal entries from the residual population processed during the year, agreeing to supporting documentation and evaluating whether there was evidence of bias by Management or the Directors that represented a risk of material misstatement due to fraud;
- Assessing significant estimates made by Management for bias on the valuation of the investment property by ensuring that the inputs used in the valuation, being principally the yield and the rental values, are reasonable and appropriate;
- Developing yield expectations for the property using available independent industry data, reports and comparable transactions in the market and consulting and discussing the valuation approach and related assumptions with our internal property valuation experts where required; and
- Challenging the assumptions made by the independent valuer particularly with respect to those not in line with our expectations.

We also communicated relevant identified laws and regulations and potential fraud risks to all engagement team members who were all deemed to have appropriate competence and capabilities and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

Our audit procedures were designed to respond to risks of material misstatement in the financial statements, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery, misrepresentations or through collusion. There are inherent limitations in the audit procedures performed and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we are to become aware of it.

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

Use of our report

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

DocuSigned by:
Chris Young
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Christopher Young (Senior Statutory Auditor)
For and on behalf of BDO LLP, Statutory Auditor
London, UK

Date: 20 May 2026

BDO LLP is a limited partnership registered in England and Wales (with registered number OC305127).

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LAKESIDE CENTRE LIMITED

STATEMENT OF COMPREHENSIVE INCOME

FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	2025 £m	2024 £m
Revenue*	4	57.8	53.5
Net rental income	4	31.1	30.9
Administrative expenses		(4.3)	(5.3)
Gain/(loss) on revaluation of investment property	8	2.9	(2.2)
Operating profit	5	29.7	23.4
Finance income		0.1	0.1
Finance costs	6	(121.3)	(101.7)
Loss before taxation		(91.5)	(78.2)
Tax on loss	7	1.8	5.6
Loss and total comprehensive income for the financial year		(89.7)	(72.6)

* Included in revenue is a net loss allowance provision charged against trade receivables and a write-off of irrecoverable trade receivables totalling £0.8 million (2024: £1.2 million).

The notes on pages 17 to 28 form part of these financial statements.

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LAKESIDE CENTRE LIMITED

STATEMENT OF FINANCIAL POSITION

AS AT 31 DECEMBER 2025

	Notes	2025 £m	£m	2024 £m	£m
Non-current assets					
Investment property	**8**		478.0		468.0
Deferred tax asset	**12**		7.4		5.6
			485.4		473.6
Current assets					
Trade and other receivables	**9**	14.4		13.6	
Cash and cash equivalents	**10**	15.4		15.3	
		29.8		28.9	
Current liabilities					
Trade and other payables	**11**	1,223.3		1,120.9	
Net current liabilities			(1,193.5)		(1,092.0)
Net liabilities			(708.1)		(618.4)
Equity					
Called up share capital	**13**		196.0		196.0
Accumulated losses			(904.1)		(814.4)
Total equity			(708.1)		(618.4)

The notes on pages 17 to 28 form part of these financial statements.

The financial statements were approved by the board of directors and authorised for issue on 19 May 2026 and are signed on its behalf by:

Signed by:

2E91C0C280F64FC...

Jaap Tonckens
Director

Company registration number 04144192 (England and Wales)

Docusign Envelope ID: 5D559E4E-8535-8D2D-83AC-3B9805A87A1D

LAKESIDE CENTRE LIMITED

STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 31 DECEMBER 2025

	Share capital £m	Accumulated losses £m	Total £m
Balance at 1 January 2024	196.0	(741.8)	(545.8)
Year ended 31 December 2024:			
Loss and total comprehensive income	-	(72.6)	(72.6)
Balance at 31 December 2024	196.0	(814.4)	(618.4)
Year ended 31 December 2025:			
Loss and total comprehensive income	-	(89.7)	(89.7)
Balance at 31 December 2025	196.0	(904.1)	(708.1)

The notes on pages 17 to 28 form part of these financial statements.

Docusign Envelope ID: 5D559E4E-8535-8D2D-83AC-3B9805A87A1D

LAKESIDE CENTRE LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

1 Material accounting policies

Company information

Lakeside Centre Limited (the "Company") is a private company limited by shares incorporated in England and Wales. The registered office is 5 Churchill Place, 10th Floor, London, E14 5HU. The Company's principal activities and nature of its operations are disclosed in the strategic report.

1.1 Accounting convention

The financial statements have been prepared in accordance with Financial Reporting Standard 101 Reduced Disclosure Framework (FRS 101) and in accordance with applicable accounting standards.

The financial statements are prepared in sterling, which is the functional currency of the Company. Monetary amounts in these financial statements are rounded to the nearest £0.1 million.

The financial statements have been prepared under the historical cost convention, except for the revaluation of investment property, and in accordance with the Companies Act 2006. The principal accounting policies adopted are set out below.

As permitted by FRS 101, the Company has taken advantage of the following disclosure exemptions from the requirements of IFRS:

- inclusion of an explicit and unreserved statement of compliance with IFRS;
- disclosure of certain comparative information as otherwise required under IAS 1;
- presentation of a statement of cash flows and related notes;
- disclosure of the objectives, policies and processes for managing capital;
- disclosures in respect of financial instruments;
- disclosure of the effect of future accounting standards not yet adopted;
- disclosures required under IFRS 13 fair value measurement; and
- related party disclosures for transactions with the parent or wholly owned members of the group.

Where required, equivalent disclosures are given in the group accounts of Granite Holdco Limited. The consolidated financial statements of Granite Holdco Limited are available to the public and can be obtained as set out in note 16.

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1 Material accounting policies **(Continued)**

1.2 Going concern

The directors have prepared the financial statements on the going concern basis, which assumes that the Company will continue in operational existence for the foreseeable future and will have adequate funds available to meet its obligations as they fall due. In considering the appropriateness of this assumption, the directors have assessed the likelihood of whether the Company will be able to continue in operation for the foreseeable future versus the likelihood of either intending to or being forced to cease trading and place the Company into liquidation. In making this assessment, the directors have considered that the Company's going concern status is intrinsically linked to the prospects of the Group.

At 31 December 2025, the Company continued to show a significant negative equity position, which reflected the impact of various historical economic factors on the valuation of the Property.

However, since the financial restructuring and legal and operational separation from Intu Properties which were achieved in 2021, the Group has been financially and operationally stable and supported by borrowing facilities which have enabled it to operate with flexibility. Although the Group has net liabilities, it remains solvent as it holds a call option to acquire its outstanding PIK Notes for a nominal sum. The option is only exercisable once all of the Group's Properties have been sold and the proceeds used to discharge the Group's borrowings in accordance with the financial documents to which the Group is subject, but it provides a mechanism for the solvent liquidation of the Group.

The refinancing completed in April 2024 saw the Group raise new senior loan facilities which will mature in January 2028, subject to a one year extension option upon agreement between the Group and the lenders. The proceeds were utilised to partially repay the Group's previous borrowings, with the remainder exchanged for new PIK Notes issued by a fellow Group company and new equity (or alternative upside instruments) issued by the ultimate parent company. The PIK Notes mature in April 2044, have no financial covenants and have no requirement for the interest accruing thereon to be paid in cash. As such, the Group is supported by appropriate, conventional long-term real estate financing which provides it with the flexibility to further develop and optimise the Properties, and ultimately sell them at a time which maximises returns to investors.

The senior loan facilities contain three financial covenants which are tested quarterly. The covenant levels were set based on the Group's business plan at that time, with sufficient headroom to allow for unexpected variances to the business plan forecasts. Based on the latest cash flow forecasts, both base case and downside, the Group expects to be cash generative and remain compliant with these covenants for at least the duration of the going concern period to 30 June 2027. Covenants are managed and monitored at a Group level.

The Company's net liabilities at 31 December 2025 of £708.1 million include amounts owed to fellow Group undertakings SGS 2020 Limited and SGS New Finco Limited of £1,023.9 million and £175.3 million respectively under a subordinated intercompany loan agreement. SGS 2020 Limited and SGS New Finco Limited have indicated to the Company that, subject to the provisions of the Group's finance documents and there being no event of default under those finance documents, it is their intention to only demand repayment of those amounts to the extent that the Company has sufficient liquid funds to make repayment.

As a result, the directors consider that the going concern basis of preparation remains appropriate for the Company's financial statements for the year ended 31 December 2025.

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1 Material accounting policies **(Continued)**

1.3 Revenue

Revenue comprises rental and service charge income receivable.

Rental income receivable is recognised on a straight-line basis over the term of the lease. Directly attributable lease incentives (e.g. rent free periods or cash contributions for tenant fit out) are recognised within rental income on the same basis as the underlying rental income.

Short-term, historical rent concessions are recognised in profit or loss in the period in which they are granted, net of any expected credit losses previously recognised in respect of the relevant receivables.

Contingent rents, being those lease payments that are not fixed at the inception of a lease, the most significant being rents linked to tenant revenues or increases arising on rent reviews, are recorded as income in the periods in which they are earned. Rent reviews are recognised as income from the date of the rent review, based on management estimates. Estimates are derived from knowledge of market rents for comparable properties determined on an individual property basis and updated for progress of negotiations.

Service charge income is recorded over time in the year in which the services are rendered and the performance obligations are satisfied.

1.4 Investment property

Investment property is owned by the Company and held for long-term rental income and capital appreciation.

The Company has elected to use the fair value model. Investment property is initially recognised at cost and subsequently revalued at the reporting date to fair value as determined by professionally qualified external valuers on the basis of market value. Valuations conform with the Royal Institution of Chartered Surveyors (RICS) Valuation - Global Standards incorporating the International Valuation Standards and the UK National Supplement (the Red Book).

The main estimates and assumptions underlying the valuations are described in note 8.

The cost of investment property includes capitalised interest and other directly attributable outgoings incurred during development. Interest is capitalised on the basis of the average interest rate on the relevant debt outstanding. Interest ceases to be capitalised on the date of practical completion.

Gains or losses arising from changes in the fair value of investment property are recognised in profit or loss. Depreciation is not provided in respect of investment property.

Sales and purchases of investment property are recognised when control passes on completion of the contract. Any gain or loss arising on derecognition of the property (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in profit or loss in the period in which the property is derecognised.

1.5 Interest expense

Interest expense is accrued on a time basis, by reference to the principal outstanding and the effective interest rate.

1.6 Cash and cash equivalents

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

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1 Material accounting policies **(Continued)**

1.7 Financial assets

Financial assets are recognised in the Company's statement of financial position when the Company becomes party to the contractual provisions of the instrument. The Company does not have any financial assets classified as 'financial assets at fair value through profit and loss', so all are classified as 'financial assets held at amortised cost'.

Financial assets held at amortised cost

Financial instruments are classified as financial assets measured at amortised cost where the objective is to hold these assets in order to collect contractual cash flows, and the contractual cash flows are solely payments of principal and interest. They arise principally from the provision of goods and services to customers (eg trade receivables). They are initially recognised at fair value plus transaction costs directly attributable to their acquisition or issue, and are subsequently carried at amortised cost using the effective interest rate method, less provision for impairment where necessary.

The Company's financial assets measured at amortised cost comprise trade and other receivables and cash and cash equivalents.

Impairment of financial assets

When applying a loss allowance for expected credit losses, judgement is exercised as to the collectability of trade receivables and to determine if it is appropriate to impair these assets. When considering expected credit losses, management has taken into account days past due, credit status of the counterparty and the status of negotiations between the Company and the counterparty. On confirmation that the trade debtor will not be collectable, the gross carrying value of the asset is written off against the associated provision.

Impairment provisions for receivables from related parties and loans to related parties are recognised based on a forward looking expected credit loss model. The methodology used to determine the amount of the provision is based on whether there has been a significant increase in credit risk since initial recognition of the financial asset. For those where the credit risk has not increased significantly since initial recognition of the financial asset, twelve month expected credit losses along with gross interest income are recognised. For those for which credit risk has increased significantly, lifetime expected credit losses along with the gross interest income are recognised. For those that are determined to be credit impaired, lifetime expected credit losses along with interest income on a net basis are recognised.

1.8 Financial liabilities

The Company recognises financial liabilities when the Company becomes a party to the contractual provisions of the instruments. The Company does not have any financial liabilities classified as 'financial liabilities at fair value through profit or loss', so all are classified as 'other financial liabilities'.

Other financial liabilities

Other financial liabilities, including borrowings, trade payables and other short-term monetary liabilities, are initially measured at fair value net of transaction costs directly attributable to the issuance of the financial liability. They are subsequently measured at amortised cost using the effective interest method. For the purposes of each financial liability, interest expense includes initial transaction costs and any premium payable on redemption, as well as any interest or coupon payable while the liability is outstanding.

1.9 Offsetting financial instruments

Financial assets and liabilities are offset and the net amount reported in the statement of financial position when there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis, or realise the asset and settle the liability simultaneously.

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1 Material accounting policies **(Continued)**

1.10 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the statement of comprehensive income because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The Company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

Deferred tax

Deferred tax is the tax expected to be payable or recoverable on differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit, and is accounted for using the balance sheet liability method. Deferred tax liabilities are generally recognised for all taxable temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which deductible temporary differences can be utilised. Such assets and liabilities are not recognised if the temporary difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the enacted or substantively enacted tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the statement of comprehensive income, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the Company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

1.11 Leases

A lease that transfers substantially all the risks and rewards of ownership to the lessee is classified as a finance lease. All other leases are normally classified as operating leases.

Investment properties are leased to tenants under operating leases, with rental income being recognised on a straight-line basis over the lease term. For more detail see the revenue accounting policy above.

2 Adoption of new and revised standards and changes in accounting policies

The amendment below is effective for the period beginning 1 January 2025:

- Lack of Exchangeability (Amendments to IAS 21)

These amendments did not have any material impact on the Company.

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3 Critical accounting estimates and judgements

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

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

The estimates and assumptions which have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities are outlined below.

Critical judgements

Going concern

When preparing the financial statements, management is required to make an assessment of the Company's ability to continue as a going concern and prepare the financial statements on this basis unless it either intends to liquidate the entity or to cease trading or has no realistic alternative but to do so. As set out in going concern section above, there are no events or conditions that indicate a material uncertainty exists in relation to going concern.

Recognition of deferred tax assets

The directors have exercised their judgement in relation to the recognition of certain deferred tax assets and liabilities. In order to assess whether the Company should recognise a deferred tax asset or liability, the directors consider the timing and likelihood of expected future taxable profits of the Company and Group, along with how these expected future profits match up with the existing tax losses within specific Group entities. At the reporting date, there is an expectation that future taxable profits will be generated in the short to medium term and, accordingly, it is judged appropriate to continue to recognise a net deferred tax asset in respect of certain unutilised tax losses and other timing differences. The proportion of the Company's estimated available tax losses and other timing differences on which deferred tax has been recognised is disclosed in note 12.

Key sources of estimation uncertainty

Valuation of investment property

See investment property note 8 as well as the publicly available annual report and financial statements of the ultimate parent company Granite Holdco Limited for details on the estimates and assumptions used in the valuation process and sensitivity thereof.

Loss allowance on trade receivables

The Company applies an Expected Credit Loss ("ECL") model to establish its loss allowance on trade receivables. The directors have estimated the loss allowance on trade receivables on a detailed, bottom-up basis, utilising information on actual post-balance sheet collections as well as knowledge of the financial position of each tenant and the status of discussions regarding settlement and tenancy agreement revisions. However, such estimates are inherently uncertain, and particularly so in periods of macroeconomic or retail sector uncertainty.

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4 Revenue and net rental income

Revenue arose in the United Kingdom from continuing operations and in the opinion of the directors the Company carries on only one class of business.

	2025 £m	2024 £m
Rent receivable	42.6	41.1
Service charge income	15.2	12.4
Revenue	57.8	53.5
Service charge costs	(23.3)	(18.3)
Other non-recoverable costs	(3.4)	(4.3)
Net rental income	31.1	30.9

5 Operating profit

The operating profit for the year includes fees in respect of the auditor's remuneration of £30,000 (2024: £30,000) for the audit of the Company's financial statements.

No non-audit services were provided by the auditor to the Company during the current or prior year.

The directors did not receive or waive any emoluments in respect of their services to the Company during the current or prior year.

There were no individuals employed by the Company during the current or prior year.

6 Finance costs

	2025 £m	2024 £m
Interest on financial liabilities measured at amortised cost:		
Interest payable to group undertakings	121.3	101.7

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7 Taxation

	2025 £m	2024 £m
Deferred tax		
Origination and reversal of temporary differences	1.7	(5.6)
Adjustment to fixed asset timing differences	(3.5)	-
	(1.8)	(5.6)

The credit for the year can be reconciled to the loss per the statement of comprehensive income as follows:

	2025 £m	2024 £m
Loss before taxation	(91.5)	(78.2)
Expected tax credit based on a corporation tax rate of 25.00% (2024: 25.00%)	(22.9)	(19.6)
Effect of expenses not deductible in determining taxable profit	0.9	1.4
Income not taxable	(0.7)	-
Adjustment to fixed asset timing differences	(3.5)	-
Group relief	27.9	12.7
Corporate interest restriction disallowance	(3.5)	5.4
Recognition of previously unrecognised deferred tax assets	-	(5.5)
Taxation credit for the year	(1.8)	(5.6)

The deferred tax asset has been adjusted by £3.5 million in the current year to reflect changes in estimates relating to fixed asset timing differences underlying the prior year figures. This represents a change in estimate and has been accounted for in the current period.

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8 Investment property

	2025 £m	2024 £m
Market value at 1 January	468.0	464.0
Additions	5.6	8.1
Gain/(loss) on revaluation	2.9	(2.2)
Movement in tenant incentives	1.5	(1.9)
Market value at 31 December	478.0	468.0
Cost at 31 December	1,113.6	1,108.0

Investment property represents the Lakeside Shopping Centre, Thurrock, Essex.

Included in investment property are tenant lease incentives balances totalling £28.8 million (2024: £27.3 million).

The Company is an obligor of the Group's senior loan facilities. A fixed charge over the Company's investment property has been provided as part of the security for these borrowings.

Investment property is measured at fair value and is categorised as Level 3 in the fair value hierarchy as one or more inputs to the valuation are partly based on unobservable market data. The main estimates and assumptions underlying the valuation are described in the annual report and financial statements of the ultimate parent company, Granite Holdco Limited.

Transfers into and transfers out of fair value hierarchy levels are recognised on the date of the event or change in circumstances that caused the transfer. There were no transfers in or out of Level 3 for investment property during the year.

Valuation process and methodology
The Company's investment property has been independently valued by Cushman & Wakefield in accordance with the definitions published by the Royal Institute of Chartered Surveyors ("RICS") Valuation - Global Standards (commonly knows as the "Red Book"). Cushman & Wakefield is among the most recognised professional firms within property valuation and has sufficient current local and national knowledge and skills and understanding to undertake the valuations competently.

Fair value of the investment property is calculated using the investment method/present value income approach. The main assumptions underlying the valuations are in relation to rent profile and yields.

The key driver of the property valuations is the terms of the leases in place at the valuation date. These determine the majority of the cash flow profile of the property for a number of years and therefore form the base of the valuation. The valuation assumes adjustments from these rental values in place at the valuation date to market rent (ERV) at the time of the next rent review and as leases expire and are replaced by new leases. The ERV is assessed based on evidence provided by the most recent relevant leasing transactions and negotiations. This is based on evidence available at the date of valuation and does not assume future increases in market rent.

Capital commitments
At 31 December 2025, the Company was contractually committed to £8.9 million (2024: £5.1 million) of future expenditure for the purchase, construction, development and enhancement of the Property.

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9 Trade and other receivables

	2025 £m	2024 £m
Trade receivables	5.6	6.2
Amounts owed by fellow group undertakings	-	0.1
Other receivables	0.6	0.6
Prepayments and accrued income	8.2	6.7
	14.4	13.6

Trade receivables are shown net of provisions for expected credit losses of £2.4 million (2024: £2.8 million), including VAT. Reference is made to the annual report and financial statements of Granite Holdco Limited, which explain how the Group manages and measures the credit quality of trade receivables.

Prepayments and accrued income comprise prepaid rates and insurance, unamortised letting costs and accrued income on variable leases.

10 Cash and cash equivalents

Cash and cash equivalents includes £15.2 million (2024: £8.5 million) of cash held in accounts maintained by the Property Manager on behalf of the Company. £13.6 million (2024: £7.2 million) of the £15.2 million is held in accounts which are used to collect rent and service charge income on behalf of the Company. Rent collected into these accounts is transferred on a monthly basis into the Group's rent account controlled by its lenders' facility agent, following the payment of certain operating costs associated with the management of the Property. Service charge collections are used to settle service charge expenditure in accordance with pre-approved budgets. The remaining £1.6 million (2024: £1.3 million) of cash held by the Property Manager relates to tenant deposits. These deposits comprise monies advanced by tenants to provide additional security to the Company in respect of the tenant's obligations under the lease. This cash can only be utilised by the Company in certain circumstances where a tenant is in breach of its lease obligations.

11 Trade and other payables

	2025 £m	2024 £m
Trade payables	1.1	0.7
Amounts owed to fellow group undertakings	1,199.2	1,103.2
Accruals and deferred income	9.0	5.9
Rents received in advance	9.9	7.3
Other taxes and social security	2.1	2.2
Other payables	2.0	1.6
	1,223.3	1,120.9

Amounts owed to group undertakings are unsecured and repayable on demand, with interest charged at rates agreed between the Company and the relevant Group undertaking.

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12 Deferred taxation

	Assets	
	2025 £m	2024 £m
Deferred tax balances	7.4	5.6

The following are the major deferred tax liabilities and assets recognised by the Company and movements thereon during the current and prior reporting period.

	Fixed asset timing differences £m	Short term timing differences £m	Losses and other deductions £m	Total £m
Balance at 1 January 2024	-	-	-	-
Deferred tax movements in prior year				
Credit/(charge) to profit or loss	2.5	(0.4)	3.5	5.6
Asset at 1 January 2025	2.5	(0.4)	3.5	5.6
Deferred tax movements in current year				
Credit/(charge) to profit or loss	(3.5)	0.1	5.2	1.8
Asset at 31 December 2025	(1.0)	(0.3)	8.7	7.4

Deferred tax assets have been recognised in respect of all tax losses and other timing differences giving rise to deferred tax assets where the directors believe it is probable that these assets will be recovered.

As at 31 December 2025 the Company had £139.7 million (2024: £133.9 million) of restricted corporate interest in respect of which no deferred tax asset has been recognised. No deferred tax asset was recognised in respect of this amount as the Company's ability to utilise it is dependent upon having sufficient interest capacity to enable reactivation of past restricted interest, which is considered uncertain. The value of the restricted interest to the Company in future will depend on various factors, including the prevailing rate of Corporation Tax in the United Kingdom which is currently 25%.

13 Share capital

	2025 Number	2024 Number	2025 £m	2024 £m
Issued and fully paid				
Ordinary shares of £1 each	196,044,100	196,044,100	196.0	196.0

14 Contingent liabilities

The Company is an obligor under £326.9 million (2024: £445.0 million) of senior loan facilities provided to SGS New Finco Limited, a fellow group undertaking. The total amount due under these facilities as at 31 December 2025 was £293.9 million (2024: £412.0 million), which is secured by fixed and floating charges over the assets of the Company and certain of its fellow group undertakings.

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15 Operating leases

Lessor

The Company earns rental income by leasing its investment property to tenants under operating leases. Leases are entered into and terminated in the ordinary course of the Company's business.

In the UK the standard shopping centre lease is for a term of 3 to 10 years. Standard lease provisions include service charge payments, recovery of other direct costs and periodic rent reviews. Standard turnover-based leases have a turnover percentage agreed with each lessee which is applied to a retail unit's annual sales and any excess between the resulting tumover rent and the minimum rent is receivable by the Company and recognised as income in the period in which it arises.

The undiscounted future minimum lease amounts receivable under non-cancellable operating leases for continuing operations are as follows:

	2025 £m	2024 £m
Within one year	33.9	34.8
Between two and five years	81.3	77.2
Over five years	40.8	45.7
	156.0	157.7

16 Immediate and ultimate controlling party

The immediate parent company is SGS 2020 Limited (registered number: 08355675), a company registered in England and Wales. The registered office of this entity is 5 Churchill Place, 10th Floor, London, E14 5HU.

The Company's ultimate parent company and the parent of the smallest and largest group to prepare consolidated financial statements which include the Company is Granite Holdco Limited, a company incorporated and registered in Jersey, Channel Islands. The registered address of Granite Holdco Limited (registered number: 152586) is 4th Floor, St. Paul's Gate, 22-24 New Street, St. Helier, JE1 4TR, Jersey. The consolidated financial statements of Granite Holdco Limited can be obtained from its registered office.