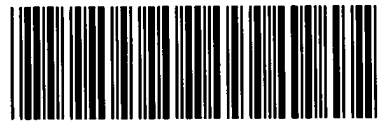


REGISTERED NUMBER: 04828310 (England and Wales)

**REPORT OF THE DIRECTORS AND
FINANCIAL STATEMENTS FOR THE YEAR ENDED 24 SEPTEMBER 2025
FOR
BROOKHOUSE (CHRISTCHURCH) LIMITED**

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**CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 24 SEPTEMBER 2025**

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BROOKHOUSE (CHRISTCHURCH) LIMITED

**COMPANY INFORMATION
FOR THE YEAR ENDED 24 SEPTEMBER 2025**

DIRECTORS:

A J Gardner
E Hindle
M E Nuttall
H D Broadbent

SECRETARY:

P Chape

REGISTERED OFFICE:

Prospect House
168 - 170 Washway Road
Sale
Cheshire
M33 6RH

REGISTERED NUMBER:

04828310 (England and Wales)

AUDITORS:

Menzies LLP
Chartered Accountant & Statutory Auditor
One Express
1 George Leigh Street
Manchester
M4 5DL

BROOKHOUSE (CHRISTCHURCH) LIMITED (REGISTERED NUMBER: 04828310)

**REPORT OF THE DIRECTORS
FOR THE YEAR ENDED 24 SEPTEMBER 2025**

The directors present their annual report with the audited financial statements of the company for the year ended 24 September 2025. The financial statements have been prepared under FRS 102.

The directors' report has been prepared in accordance with the provisions applicable to the small companies exemption. Accordingly a strategic report has not been prepared.

The company meets the definition of a small entity under Section 1A of FRS 102 and has therefore taken advantage of the disclosure exemptions available to it including the presentation of a cash flow statement.

PRINCIPAL ACTIVITY

The principal activity in the year under review continued to be that of property investment. The directors do not anticipate this to change in the foreseeable future.

REVIEW OF BUSINESS

The results for the year are set out in the Statement of Comprehensive Income on page 8. The directors consider the results for the year to be satisfactory and look forward to the coming year with confidence.

EVENTS SINCE THE END OF THE YEAR

Information relating to events since the end of the year is given in the notes to the financial statements.

DIRECTORS

The directors shown below have held office during the whole of the period from 25 September 2024 to the date of this report.

A J Gardner
E Hindle
M E Nuttall
H D Broadbent

GOING CONCERN

After making enquiries, and based on the assumptions outlined in note 1, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis for accounting in preparing the annual financial statements.

The directors have received confirmation that Brookhouse Properties Limited, the company's parent company, will continue to provide the necessary level of support to enable the company to continue to operate for the foreseeable future. In considering the ability of Brookhouse Properties Limited to provide any necessary support in the context of the uncertainties it faces as a result of the current economic climate, the directors have obtained an understanding of Brookhouse Properties Limited's forecasts, the continuing availability of its facilities and its strategic and contingent plans.

After considering the income flows available to the group together with the underlying covenant strength of its tenants (including the impact of the uncertainties in the general economy) and its commitments including, in particular, those in relation to the financing of the group for a period of at least 12 months from the date of signing these financial statements, the directors have a reasonable expectation that the company has adequate resources to continue to operate as a going concern for the foreseeable future.

The Company has net current liabilities as at 24 September 2025 arising as a result of amounts owed to group undertakings that fall due within 12 months of the balance sheet date. The Company has received assurances from its fellow group undertakings that it will not seek recovery of such balances within 12 months of the balance sheet date.

STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITOR

So far as the directors are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the company's auditors are unaware, and each director has taken all the steps that he or she ought to have taken as a director in order to make himself or herself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

AUDITORS

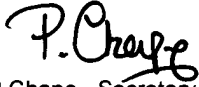
The company has passed an elective resolution dispensing with the requirement to appoint an auditor annually. Subsequent to the balance sheet date, Beever and Struthers merged with Menzies LLP. As a result of this merger, the audit practice of Beever and Struthers is now conducted by Menzies LLP. Menzies LLP have expressed their willingness to continue in office as auditor of the company and are therefore deemed to be reappointed for a further term.

BROOKHOUSE (CHRISTCHURCH) LIMITED (REGISTERED NUMBER: 04828310)

**REPORT OF THE DIRECTORS
FOR THE YEAR ENDED 24 SEPTEMBER 2025**

This report has been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

APPROVED BY THE BOARD AND SIGNED ON ITS BEHALF BY:

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

P Chape - Secretary

24 December 2025

BROOKHOUSE (CHRISTCHURCH) LIMITED (REGISTERED NUMBER: 04828310)

**DIRECTORS' RESPONSIBILITIES STATEMENT
FOR THE YEAR ENDED 24 SEPTEMBER 2025**

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

Company law requires the directors to prepare financial statements for each financial year. Under that law 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), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland". Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of 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 the apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent; 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.

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF BROOKHOUSE (CHRISTCHURCH) LIMITED

Independent Auditor's Report to the Members of Brookhouse (Christchurch) Limited

Opinion

We have audited the financial statements of Brookhouse (Christchurch) Limited (the 'company') for the year ended 24 September 2025 which comprise the statement of comprehensive income, statement of financial position, statement of changes in equity and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 24 September 2025 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities 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 the UK, including the FRC's Ethical Standard, 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

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.

Other Information

The directors are responsible for the other information. The other information comprises the information included in the annual report, 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.

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

We have nothing to report in this regard.

Opinions on Other Matters Prescribed by the Companies Act 2006

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

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

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF BROOKHOUSE (CHRISTCHURCH) LIMITED

Matters on Which We are Required to Report by Exception

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.

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.

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, including fraud is detailed below:

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements based on our understanding of the Company and through discussion with the Directors and other management (as required by auditing standards).

We also had regard to laws and regulations in areas that directly affect the financial statements including financial reporting (including related company legislation) and taxation legislation. We considered the extent of compliance with those laws and regulations as part of our procedures on the related financial statements. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements.

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

- Discussions with management, inquiring over non-compliance with laws, regulations, and fraud;
- Review of minutes of all Board meetings held in the year and post year end;
- Review of transactions (including journals) using data analytic software; and
- Review of key business processes and evaluation of internal controls.

There are inherent limitations in the audit procedures described above. We did not identify any such irregularities however as with any audit, there remained a higher risk of non-detection of irregularities due to fraud, as these may involve deliberate concealment, collusion, forger, intentional omissions, misrepresentations, or the override of internal controls.

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF BROOKHOUSE (CHRISTCHURCH) LIMITED

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.

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.

Other Information

Subsequent to the balance sheet date, Beever and Struthers merged with Menzies LLP. As a result of this merger, the audit practice of Beever and Struthers is now conducted by Menzies LLP. Menzies LLP, as the successor firm, will continue as the appointed auditor for future periods.

This merger has no impact on the audit opinion for the year ended 24 September 2025.

Menzies LLP

Iain Round BSc FCA (Senior Statutory Auditor)
for and on behalf of Menzies LLP
Chartered Accountant & Statutory Auditor
One Express
1 George Leigh Street
Manchester
M4 5DL

24 December 2025

BROOKHOUSE (CHRISTCHURCH) LIMITED (REGISTERED NUMBER: 04828310)

**STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 24 SEPTEMBER 2025**

	Notes	2025 £'000	2024 £'000
TURNOVER		1,066	1,065
Administrative expenses		<u>(118)</u>	<u>(178)</u>
OPERATING PROFIT	2	948	887
(Deficit) / surplus on revaluation of investment properties		<u>(970)</u>	<u>1,588</u>
(LOSS)/PROFIT BEFORE TAXATION		(22)	2,475
Tax on (loss)/profit	3	<u>(237)</u>	<u>(219)</u>
(LOSS)/PROFIT FOR THE FINANCIAL YEAR		(259)	2,256
OTHER COMPREHENSIVE INCOME		<u>-</u>	<u>-</u>
TOTAL COMPREHENSIVE INCOME FOR THE YEAR		<u><u>(259)</u></u>	<u><u>2,256</u></u>

The notes form part of these financial statements

BROOKHOUSE (CHRISTCHURCH) LIMITED (REGISTERED NUMBER: 04828310)

**STATEMENT OF FINANCIAL POSITION
24 SEPTEMBER 2025**

	Notes	2025 £'000	2024 £'000
FIXED ASSETS			
Investment property	4	15,489	16,459
CURRENT ASSETS			
Debtors	5	940	1,135
CREDITORS			
Amounts falling due within one year	6	(8,782)	(9,673)
NET CURRENT LIABILITIES		<u>(7,842)</u>	<u>(8,538)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		7,647	7,921
PROVISIONS FOR LIABILITIES	7	<u>(20)</u>	<u>(35)</u>
NET ASSETS		<u>7,627</u>	<u>7,886</u>
CAPITAL AND RESERVES			
Called up share capital	8	2,906	2,906
Retained earnings		<u>4,721</u>	<u>4,980</u>
SHAREHOLDERS' FUNDS		<u>7,627</u>	<u>7,886</u>

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved and authorised for issue by the Board of Directors and authorised for issue on 24 December 2025 and were signed on its behalf by:



A J Gardner - Director

The notes form part of these financial statements

BROOKHOUSE (CHRISTCHURCH) LIMITED (REGISTERED NUMBER: 04828310)

**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 24 SEPTEMBER 2025**

	Called up share capital £'000	Retained earnings £'000	Total equity £'000
Balance at 25 September 2023	2,906	2,724	5,630
Changes in equity			
Total comprehensive income	-	2,256	2,256
Balance at 24 September 2024	<u>2,906</u>	<u>4,980</u>	<u>7,886</u>
Changes in equity			
Total comprehensive income	-	(259)	(259)
Balance at 24 September 2025	<u>2,906</u>	<u>4,721</u>	<u>7,627</u>

The notes form part of these financial statements

BROOKHOUSE (CHRISTCHURCH) LIMITED (REGISTERED NUMBER: 04828310)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 24 SEPTEMBER 2025**

1. ACCOUNTING POLICIES

General information and basis of accounting

Brookhouse (Christchurch) Limited is a company incorporated in the United Kingdom under the Companies Act 2006. The address of the registered office is given on page 1. The nature of the company's operations and its principal activity is set out in the report of the directors on pages 2 and 3.

The financial statements have been prepared under the historical cost convention, modified to include certain items at fair value, and in accordance with Section 1A of Financial Reporting Standard 102 (FRS 102) issued by the Financial Reporting Council.

The company is a private company limited by shares and is registered in England and Wales.

The functional currency of the company is considered to be pounds sterling because that is the currency of the primary economic environment in which the company operates. The financial statements are presented in pounds sterling.

Brookhouse (Christchurch) Limited meets the definition of a qualifying entity under FRS 102 and has taken advantage of the disclosure exemptions available to it in respect of its separate financial statements. Brookhouse (Christchurch) Limited's balance sheet is consolidated in the financial statements of its parent, Brookhouse Properties Limited, which may be obtained from Prospect House, 168-170 Washway Road, Sale, Cheshire, M33 6RH. Exemptions have been taken in these separate company financial statements in relation to financial instruments, presentation of a cash flow statement, disclosure of certain related party transactions and remuneration of key management personnel.

The company has taken advantage of the exemption in Section 33 of FRS 102 and has not disclosed details of transactions with fellow wholly owned undertakings within the Brookhouse Properties Limited group of companies.

All activities within the company relate to continued operations.

Critical accounting judgements and key sources of estimation uncertainty

In the application of the Company's accounting policies, that described in note 1, the directors are required to make judgements, estimates and assumptions about the carrying amounts 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.

Critical judgements in applying the Company's accounting policies

The directors do not consider there to be any critical accounting judgements that must be applied.

Key sources of estimation uncertainty

The company makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying value of assets and liabilities within the next financial year are addressed below:

Valuation of Investment properties

A key source of estimation uncertainty relates to the valuation of investment properties, where a valuation is undertaken annually as at 24 September by the directors of the company. Property valuations are one of the principal uncertainties of the company.

Investment properties were valued at £15,489,000 at 24 September 2025 (2024: £16,459,000) and are shown in note 4 of these financial statements.

Turnover

Turnover comprises the rental income from properties excluding VAT.

Rental income from properties is recognised in the period to which it relates in accordance with the lease term. Rent invoiced in advance is recognised in the Statement of Comprehensive Income in the following accounting period and treated as deferred income at the year end.

BROOKHOUSE (CHRISTCHURCH) LIMITED (REGISTERED NUMBER: 04828310)

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 24 SEPTEMBER 2025**

Rent increases arising from rent reviews are taken into account when such reviews have been settled with tenants. On new leases with rent free periods and other lease incentives, rental income is allocated on a systematic basis over the period from the date of lease commencement to the lease end date.

Service charge residual costs (arising from voids or inclusive rental arrangements) which are not recovered from tenants are included within other operating expenses.

All turnover is derived from continuing operations and comes from the company's principal activity and is generated in the UK.

Investment property

Investment properties for which fair value can be measured reliably without undue cost or effort on an ongoing basis are measured at fair value annually with any change recognised in the Statement of Comprehensive Income.

Properties in the course of development or practically completed but not substantially let are included in the balance sheet at cost subject to provisions if the directors consider it prudent having regard to the prevailing market conditions. Cost includes interest and directly attributable overheads whilst the property is in the course of development.

Reclassifications between investment properties, other fixed assets and stocks are made at the lower of net book value and net realisable value.

Investment property sales are accounted for on the basis of unconditional exchange.

Going Concern

The directors have received confirmation that Brookhouse Properties Limited, the company's parent company, will continue to provide the necessary level of support to enable the company to continue to operate for the foreseeable future. In considering the ability of Brookhouse Properties Limited to provide any necessary support in the context of the uncertainties it faces as a result of the current economic climate, the directors have obtained an understanding of Brookhouse Properties Limited's forecasts, the continuing availability of its facilities and its strategic and contingent plans.

The Company has net current liabilities as at 24 September 2025 arising as a result of amounts owed to group undertakings that fall due within 12 months of the balance sheet date. The Company has received assurances from its fellow group undertakings that it will not seek recovery of such balances within 12 months of the balance sheet date.

Taking all of these factors into account, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future and therefore continue to adopt the going concern basis in preparing these financial statements.

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 24 SEPTEMBER 2025**

1. ACCOUNTING POLICIES - continued

Taxation

Current tax, including UK corporation tax, is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. Timing differences are differences between the company's taxable profits and its results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent, on the basis of all available evidence, it can be regarded as more likely than not that there will be suitable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date that are expected to apply to the reversal of the timing difference. Deferred tax relating to property, plant and equipment measured using the revaluation model and investment property is measured using the tax rates and allowances that apply to the sale of the asset.

Where items recognised in other comprehensive income or equity are chargeable to or deductible for tax purposes, the resulting current or deferred tax expense or income is presented in the same component of comprehensive income or equity as the transaction or other event that resulted in tax expense or income.

Current tax assets and liabilities are offset only when there is a legally enforceable right to set off the amounts and the company intends either to settle on a net basis or to realise the asset and settle the liability simultaneously. Deferred tax assets and liabilities are offset only if: a) the company has a legally enforceable right to set off current tax assets against current tax liabilities; and b) the deferred tax assets and deferred tax liabilities relate to income tax liabilities levied by the same taxation authority on either the same taxable entity or different taxable entities which intend either to settle current tax liabilities and assets on a net basis, or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 24 SEPTEMBER 2025**

1. ACCOUNTING POLICIES - continued

Financial assets

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial assets are recognised in the company's balance sheet when the company becomes party to the contractual provision of the instrument.

Financial assets are classified into specified categories. The classification depends on the nature and purpose of the financial assets and is determined at the time of recognition.

Basic financial assets, which include trade and other receivables and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method, unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Other financial assets classified as fair value through profit or loss are measured at fair value.

Impairment of financial assets

Financial assets, other than those held at fair value through profit and loss, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected. The impairment loss is recognised in profit or loss.

Derecognition of financial assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expiry, or when it transfers the financial asset and substantially all the risks and rewards of ownership to another entity.

Financial liabilities

Basic financial liabilities are initially measured at transaction price, unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest. Other financial liabilities classified as fair value through profit or loss are measured at fair value.

Derecognition of financial liabilities

Financial liabilities are derecognised when, and only when, the company's obligations are discharged, cancelled, or the expire.

Profit on sale of tangible fixed assets

Sales of tangible fixed assets are accounted for in the period in which contracts are completed. The profit/(loss) on sale of tangible fixed assets represents sales proceeds less disposal costs and the carrying value of the asset at the time of disposal. The latter in the case of revalued assets represents the revalued amount.

2. OPERATING (LOSS)/PROFIT

There were no directors' emoluments, staff costs or non-audit fees during the current or prior year. The auditor's remuneration of £2,761 (2024: £3,043) in respect of the statutory audit of the company for the current and prior year is borne by another group company, Brookhouse Builders Limited, and recharged.

The company does not have any employees in the current year or prior year.

No director received any remuneration for their services to the company (2024: £nil). The directors of the company were remunerated through another group company.

BROOKHOUSE (CHRISTCHURCH) LIMITED (REGISTERED NUMBER: 04828310)

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 24 SEPTEMBER 2025**

3. TAXATION

Analysis of the tax charge

The tax charge on the loss for the year was as follows:

	2025	2024
	£'000	£'000
Current tax:		
UK corporation tax	<u>252</u>	<u>235</u>
Deferred tax:		
Origination and reversal of timing differences	(15)	(14)
Adjustment in respect of prior periods	<u>-</u>	<u>(2)</u>
Total deferred tax	<u>(15)</u>	<u>(16)</u>
Tax on (loss)/profit	<u><u>237</u></u>	<u><u>219</u></u>

Reconciliation of total tax charge included in profit and loss

The tax assessed for the year is higher than the standard rate of corporation tax in the UK. The difference is explained below:

	2025	2024
	£'000	£'000
(Loss)/profit before tax	<u>(21)</u>	<u>2,475</u>
(Loss)/profit multiplied by the standard rate of corporation tax in the UK of 25% (2024 - 25%)	(5)	619
Effects of:		
Expenses not deductible for tax purposes	242	-
Income not taxable for tax purposes	-	(398)
Adjustments to tax charge in respect of previous periods	<u>-</u>	<u>(2)</u>
Total tax charge	<u><u>237</u></u>	<u><u>219</u></u>

The company earns its profits in the UK therefore the tax rate used is the standard rate for corporation tax being 25% for the year (2024: 25%).

Deferred tax balances at the balance sheet date have been measured using the rate of 25% (2024: 25%) within these financial statements.

4. INVESTMENT PROPERTY

	Total
	£'000
FAIR VALUE	
At 25 September 2024	16,459
Revaluations	<u>(970)</u>
At 24 September 2025	<u>15,489</u>
NET BOOK VALUE	
At 24 September 2025	<u>15,489</u>
At 24 September 2024	<u><u>16,459</u></u>

BROOKHOUSE (CHRISTCHURCH) LIMITED (REGISTERED NUMBER: 04828310)

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 24 SEPTEMBER 2025**

4. INVESTMENT PROPERTY - continued

Investment properties were revalued at 24 September 2025 by the directors of the company, at open market value. To complete this process the directors use external professional valuers and agents qualified by RICS to help them determine the relevant amounts. The primary source of evidence for the property valuations is recent, comparable market transactions on an arms-length basis. If investment properties had not been revalued, their historic cost would have been £22,214,000 (2024: £22,214,000).

Future minimum lease payments from tenants:

	Minimum lease payments < 1 year £'000	Minimum lease payments 2-5 years £'000	Minimum lease payments > 5 years £'000
Meteor Retail Park	1,212	3,958	861
Totals	1,212	3,958	861

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £'000	2024 £'000
Trade debtors	4	8
Other debtors	589	703
Prepayments and accrued income	347	424
	<u>940</u>	<u>1,135</u>

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £'000	2024 £'000
Accruals and deferred income	19	53
Trade creditors	14	1
Amounts owed to group undertakings	8,714	9,580
Other creditors	35	39
	<u>8,782</u>	<u>9,673</u>

Amounts owed to group undertakings in the current and prior year are unsecured, interest free and repayable on demand.

7. PROVISIONS FOR LIABILITIES

	2025 £'000	2024 £'000
Deferred tax	<u>20</u>	<u>35</u>
		Deferred tax £'000
Balance at 25 September 2024		35
Credit to Income Statement during year		(15)
Balance at 24 September 2025		<u>20</u>

BROOKHOUSE (CHRISTCHURCH) LIMITED (REGISTERED NUMBER: 04828310)

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 24 SEPTEMBER 2025**

7. PROVISIONS FOR LIABILITIES - continued

The deferred tax balance relates to accelerated capital allowances partly offset by incentives paid to tenants that are amortised in the statement of comprehensive income but not deductible in calculating taxable profit. A deferred tax asset relating to the revaluation of investment properties of £1,681,000 (2024: £1,439,000) has not been recognised since the directors do not expect this to crystallise in the foreseeable future.

Deferred tax balances have been applied at 25% in these financial statements.

8. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2025 £'000	2024 £'000
1	Ordinary	£1	-	-
2,905,561	Non redeemable preference	£1	2,906	2,906
			<u>2,906</u>	<u>2,906</u>

The non-redeemable preference shares carry no voting rights or dividend entitlements and have priority on a winding up over the ordinary shares.

The company has one class of ordinary shares which carry no right to fixed income.

9. MERGER OF BEEVER AND STRUTHERS WITH MENZIES LLP

Subsequent to the balance sheet date, Beever and Struthers merged with Menzies LLP. As a result of this merger, the audit practice of Beever and Struthers is now conducted by Menzies LLP. Menzies LLP, as the successor firm, will continue as the appointed auditor for future periods.

This merger has no impact on the audit opinion for the year ended 24 September 2025.

10. ULTIMATE CONTROLLING PARTY

The company's immediate parent company is Brookhouse Group Limited, a company incorporated in the UK. The company's ultimate parent company is Aggregate Company S.a.r.l, a company incorporated in Luxembourg. The ultimate controlling party of that company is the Aggregate Trust.

The smallest and largest group in which the results of the company are consolidated is that headed by Brookhouse Properties Limited incorporated in the UK. Copies of the financial statements are available from the registered office, Prospect House, 168-170 Washway Road, Sale, Cheshire, M33 6RH.