

Persimmon Homes Limited

Annual report and financial statements

Registered number 4108747

31 December 2025

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Directors' report

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

Dividends

A dividend of £nil was paid during the year (2024: £nil). The directors do not recommend payment of a final dividend.

Going Concern

The directors have considered the company's principal risk areas that they consider material to the assessment of going concern. Having completed this assessment, the directors believe that preparing the financial statements on the going concern basis is appropriate due to the continued financial support of the ultimate parent company, Persimmon Plc. The directors have received confirmation that Persimmon Plc intends to support the company for a period to 31 December 2027. For further information regarding the going concern status, please refer to the statement on page 12.

Directors

The directors who held office during the year and to the date of this report were as follows:

D K Finch
A J Duxbury
M J Smith
J Nichols

Auditor

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

This confirmation is given and should be interpreted in accordance with the provisions of section 418 of the Companies Act 2006.

Pursuant to section 487 of the Companies Act 2006, the auditor will be deemed to be reappointed and Ernst and Young LLP will therefore continue in office.

By order of the board



TL Davison
Secretary

Persimmon House
Fulford
York
YO19 4FE

25 September 2026

Strategic report

Principal activity

The principal activity of the company continued to be housebuilding in the United Kingdom.

Business model

The company's business model is based entirely on that of the ultimate parent company, Persimmon Plc and its wider group. The Persimmon Group's business model can be found on page 8 of Persimmon Plc's 2025 annual report which is available at www.persimmonhomes.com/corporate.

Business review and results

The profit for the year, before taxation, amounted to £153,080,000 (2024: £95,685,000). The directors are pleased with the performance of the company for the period and resulting financial position.

Key performance indicators

Financial and non-financial key performance indicators are considered on a Persimmon Group wide basis.

The group's financial key performance indicators are new housing revenue, forward sales, operating margin, profit before tax, free cash generation, net cash, return on average capital employed and net assets per share.

The group's non-financial key performance indicators are land holdings, customer satisfaction score, quality, number of work-related incidents (RIDDORS) and absolute Scope 1 and 2 carbon emissions.

The above key performance indicators are discussed further on page 18 of Persimmon Plc's 2025 annual report which is available at www.persimmonhomes.com/corporate.

The company's future developments, performance and positioning along with its environmental impact, policy towards employees, the wider community and other key stakeholders align with the performance and policies of its ultimate parent company, Persimmon Plc. Persimmon Plc's commentary on its performance and policies can be found throughout its 2025 annual report on pages 1 to 79.

The company is exempt from Streamlined Energy and Carbon Reporting (SECR) requirements as these are discussed on page 28 of Persimmon Plc's 2025 annual report.

Principal risks and uncertainties

The company's principal risks align with those which affect the wider Persimmon Group. The risks identified in 2025 are:

1. UK economic and market conditions
2. Government policy and political risk
3. Climate change and sustainability
4. HS&E event
5. Building safety and legacy buildings
6. Land and planning
7. Supply chain
8. Finance and liquidity
9. Skilled workforce, retention and succession
10. Business resilience
11. Reputation
12. Regulatory compliance

Details of each of these risks and the actions taken to mitigate and monitor them can be found on pages 73 to 76 of Persimmon Plc's annual report, available at www.persimmonhomes.com/corporate.

Strategic report (*continued*)

Section 172 statement

The following disclosure describes how the directors have had regard to the matters set out in Section 172 (1) (a) to (f) and forms the Directors statement required under Section 414 CZA of the Companies Act 2006.

The directors of the company have taken guidance on fulfilment of their responsibilities from the Persimmon Group board who set out their s172 statement in pages 51 to 57 of the 2025 annual report of Persimmon Plc available at www.persimmonhomes.com/corporate

The company ensures that it has the correct policies and procedures in place to support the Persimmon Group in fulfilling its section 172 obligations.

Principal Decisions

The key decisions of the company have been to fulfil its principal activity and ensure it continues to act in the best interest of all its stakeholders to enable it to meet its goals. The principal decisions taken by the Persimmon Group can be found on page 58 of the 2025 annual report of Persimmon Plc which can be found at www.persimmonhomes.com/corporate.

By order of the board



TL Davison
Secretary

Persimmon House
Fulford
York
YO19 4FE

25 September 2026

Statement of directors' responsibilities in respect of the Directors' report, Strategic report and the financial statements

The directors are responsible for preparing the Strategic report, the Directors' report and the 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 they have elected to prepare the financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice), including FRS101 *Reduced Disclosure Framework*.

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 judgments and 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 have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

Independent auditor's report to the members of Persimmon Homes Limited

Opinion

We have audited the financial statements of Persimmon Homes Limited for the year ended 31 December 2025 which comprise the Income Statement, the Balance Sheet, the Statement of changes in equity and the related notes 1 to 23, 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 FRS 101 "Reduced Disclosure Framework" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the company's affairs as at 31 December 2025 and of its profit 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.

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, as applied to other entities of public interest, 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. Our evaluation of the directors' assessment of the company's ability to continue to adopt the going concern basis of accounting included:

- Inspecting the signed letter from Persimmon plc to the Company, as set out in Note 1, confirming its intention and ability to provide unconditional financial support to the company until 31 December 2027;
- Assessing Persimmon plc's ability to provide ongoing support to the company by obtaining management's going concern assessment, including the cash forecasts and covenant calculations for the going concern period which covers the period to 31 December 2027. Management prepared a base case scenario that assumes an increase in volumes and selling prices from those achieved in 2025 and a critical but plausible downside scenario which reflects the initial impact of the prior global financial crisis for 2026, with gradual recovery. Additionally, management prepared an extreme scenario reflecting the impact of the global financial crisis and a reverse stress test. In relation to these forecasts, we:
 - ▶ Checked them for arithmetic accuracy;
 - ▶ Challenged the appropriateness of the key assumptions in management's base case forecast and compared them to historic performance and industry predictions; Challenged management's consideration of a reasonable worst-case scenario (the critical but plausible downside), evaluating whether the impact of a prolonged downturn in trading had been appropriately included and whether climate risk may materially impact the going concern assessment;
 - ▶ Considered management's reverse stress test in order to understand what factors and how severe a downside scenario would have to be to result in Persimmon plc utilising all liquidity or breaching a financial covenant during the going concern period;
 - ▶ Assessed the plausibility of management's downside scenarios, including the reverse stress test, by comparing to third-party data, including industry predictions, for indicators of contradictory evidence; and
 - ▶ Considered the amount and timing of mitigating factors under the Persimmon plc's control that could preserve cash if required.
- Reviewing the Company's going concern disclosures included in the annual report in order to assess whether they were appropriate and in conformity with the reporting standards.

Independent auditor's report to the members of Persimmon Homes Limited

Conclusions relating to going concern (*continued*)

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 to 31 December 2027.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report. However, because not all future events or conditions can be predicted, this statement is not a guarantee as to the company's ability to continue as a going concern.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual report.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in this 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 the 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 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 directors' report have been prepared in accordance with applicable legal requirements.

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 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 set out on page 4, 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.

Independent auditor's report to the members of Persimmon Homes Limited

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect irregularities, including fraud. 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 or intentional misrepresentations, or through collusion. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below. However, the primary responsibility for the prevention and detection of fraud rests with both those charged with governance of the entity and management.

- We obtained an understanding of the legal and regulatory frameworks that are applicable to the company and determined that the most significant are FRS 101 "The Financial Reporting standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted accounting practice) and the Companies Act 2006 and the relevant direct tax compliance regulation in the United Kingdom.
- We understood how Persimmon Homes Limited is complying with those frameworks by making enquiries with management to understand how the company maintains and communicates its policies and procedures in these areas and we corroborated this by reviewing supporting documentation.
- We assessed the susceptibility of the company's financial statements to material misstatement, including how fraud might occur through internal team conversations and inquiry of management and those charged with governance to understand where it considered there was a susceptibility for fraud. We corroborated our enquiries through audit work performed and made inquiries of management to identify if there are matters where there is a risk of breach of such frameworks that could have a material adverse impact on the company, as well as consideration of the results of our audit procedures across the company. We considered the programmes and controls that the company has established to address risks identified, or that otherwise prevent, deter and detect fraud; and how senior management monitors those programmes and controls. We also considered performance targets and their propensity to influence the efforts made by management to manage earnings. Where the risk was considered to be higher, we performed audit procedures to address each identified fraud risk. These procedures included testing manual journals and were designed to provide reasonable assurance that the financial statements were free from fraud and error. We also utilised our analytics tools and paid particular attention to manual journals in order to address the risk of management override. Where necessary we involved forensic specialists to support the audit team in evaluating and concluding on our testing performed in relation to management override.
- Based on this understanding we designed our audit procedures to identify noncompliance with such laws and regulations. We completed procedures to conclude on the compliance of the disclosures in the annual report and accounts with the requirements of the relevant accounting standards and the UK legislation.

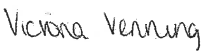
A further description of our responsibilities for the audit of the financial statements is located on the

Financial Reporting Council's website at <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Independent auditor's report to the members of Persimmon Homes Limited

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:

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Victoria Venning (Senior statutory auditor)
for and on behalf of Ernst & Young LLP, Statutory Auditor
Leeds
25 September 2026

Income statement
for the year ended 31 December 2025

	Note	2025 £000	2024 £000
Turnover	3	3,086,352	2,681,207
Cost of Sales		(2,676,873)	(2,314,810)
Gross Profit		409,479	366,397
Analysed as:			
Underlying gross profit		449,279	368,397
Exceptional items		(39,800)	(2,000)
Administrative expenses		(251,516)	(233,998)
Exceptional – Profit on disposal of a business		11,164	–
Exceptional – Impairment of a financial asset		–	(25,000)
Operating profit		169,127	107,399
Analysed as:			
Underlying operating profit		197,763	134,399
Exceptional items		(28,636)	(27,000)
Finance income	7	1,998	3,004
Finance cost	7	(18,045)	(14,718)
Profit before taxation	4	153,080	95,685
Analysed as:			
Underlying profit before tax		181,716	122,685
Exceptional items		(28,636)	(27,000)
Taxation	8	(45,957)	(19,404)
Profit for the year		107,123	76,281

No separate statement of other comprehensive income has been presented as the company has no other comprehensive income or loss other than the result for each year as shown above.

All results arose from the continuing operations of the company.

The notes on pages 11 to 36 form part of these financial statements.

Balance sheet
as at 31 December 2025

	Note	2025 £000	2024 £000
Fixed Assets			
Intangible assets	9	32,374	32,521
Tangible assets	10	78,274	128,535
Investments	11	424,126	408,752
		<u>534,774</u>	<u>569,808</u>
Current Assets			
Inventories	12	3,765,720	3,357,229
Debtors: amounts falling due within one year	13	1,468,705	1,364,208
Debtors: amounts falling due after more than one year	13	11,404	10,231
Cash at bank and in hand		51,531	75,917
		<u>5,297,360</u>	<u>4,807,585</u>
Creditors: amounts falling due within one year	14	(4,221,794)	(3,801,001)
Legacy buildings provision: amounts falling due within one year	15	(83,161)	(111,411)
Net Current Assets		<u>992,405</u>	<u>895,173</u>
Total assets less current liabilities		1,527,179	1,464,981
Creditors: amounts falling due after more than one year	16	(260,039)	(324,889)
Legacy buildings provision: amounts falling due after more than one year	15	(142,846)	(124,008)
Net Assets		<u>1,124,294</u>	<u>1,016,084</u>
Capital and reserves			
Called up share capital	18	570,719	570,719
Profit and loss account		553,575	445,365
Shareholder funds		<u>1,124,294</u>	<u>1,016,084</u>

The notes on pages 11 to 36 form part of these financial statements.

These financial statements were approved by the board of directors on 25 September 2026 and were signed on its behalf by:



MJ Smith
Director

Statement of changes in equity

	Called up Share capital £000	Profit and loss account £000	Total equity £000
Balance at 1 January 2024	570,719	369,287	940,006
Profit after tax	-	76,281	76,281
Share-based payments	-	(203)	(203)
Balance at 31 December 2024	570,719	445,365	1,016,084

	Called up Share Capital £000	Profit and loss account £000	Total equity £000
Balance at 1 January 2025	570,719	445,365	1,016,084
Profit after tax	-	107,123	107,123
Share-based payments	-	1,087	1,087
Balance at 31 December 2025	570,719	553,575	1,124,294

Notes

(forming part of the financial statements)

1 Principal accounting policies

The financial statements have been prepared in accordance with applicable Accounting Standards in the United Kingdom. A summary of the accounting policies, which have been applied consistently, are set out below.

Basis of preparation

The financial statements have been prepared in accordance with applicable accounting standards and under the historical cost accounting rules.

The company is exempt, under Section 400 of the Companies Act 2006, from the requirement to prepare group accounts.

These financial statements were prepared in accordance with Financial Reporting Standard 101 *Reduced Disclosure Framework* ("FRS 101").

These financial statements are prepared in accordance with UK adopted International Accounting Standards ('IAS') in conformity with the requirements of the Companies Act 2006.

The company's ultimate parent undertaking, Persimmon Plc includes the company in its consolidated financial statements. The consolidated financial statements of Persimmon Plc are prepared in accordance with UK adopted International Accounting Standards.

In these financial statements, the company has applied the exemptions available under FRS 101 in respect of the following disclosures:

- A cash flow statement and related notes;
- Comparative period reconciliations for tangible fixed assets, intangible fixed assets and share capital; and
- The effects of new but not yet effective IFRSs.

As the consolidated financial statements of Persimmon Plc include the equivalent disclosures, the company has also taken the exemptions under FRS 101 available in respect of certain disclosures required by IFRS 13 Fair Value Measurement and the disclosures required by IFRS 7 Financial Instrument Disclosures.

The company proposes to continue to adopt the reduced disclosure framework of FRS 101 in its next financial statements.

The following relevant UK endorsed new amendments to standards are mandatory for the first time for the financial year beginning 1 January 2025:

- Amendments to IAS 21 Lack of Exchangeability

The above amendment has no effect on the company's financial statements.

The company has not applied the following new standards, amendments and improvements to standards which are not yet effective:

- Contracts Referencing Nature-dependent Electricity (Amendments to IFRS 9 and IFRS 7), effective 1 January 2026
- Annual improvements to IFRS Accounting Standards – Volume 11, effective 1 January 2026
- IFRS 18 Presentation and Disclosure in Financial Statements, effective 1 January 2027

The company is currently considering the implication of these amendments and improvements with the expected impact upon the company being limited to disclosures if applicable.

Notes (continued)**1 Principal accounting policies (continued)*****Going Concern***

The directors have obtained confirmation of financial support for the period to 31 December 2027 from Persimmon Plc, and have satisfied themselves as to Persimmon Plc's ability to offer this by considering the Persimmon Plc going concern assessment performed.

Persimmon Plc have performed a going concern assessment which includes severe but plausible scenarios materialising together with the likely effectiveness of mitigating actions that would be executed by the directors.

Starting from the position at 31 December 2025, the scenarios emphasise the potential impact of severe market disruption, including for example the effect of economic disruption from a cost-of-living crisis or a war, on short to medium-term demand for new homes. The scenarios' emphasis on the impact on the cash inflows of the Persimmon Plc through reduced new home sales is designed to allow the examination of the extreme cash flow consequences of such circumstances occurring. Persimmon Plc's cash flows are less sensitive to supply side disruption given the group's sustainable business model, flexible operations, agile management team and off-site manufacturing facilities.

The directors of Persimmon Plc have also considered a 'Reverse Stress Test' to demonstrate the point at which the group runs out of liquid funds or breaches covenants but note the likelihood of this is less than remote.

Having considered the inherent strength of the UK housing market, the resilience of the Persimmon Plc's average selling prices and their scenario analysis, the directors have a reasonable expectation that the ultimate parent company has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing these financial statements.

Revenue recognition

Revenue is recognised as the fair value of the consideration received or receivable on legal completion of a newly built residential property sale. Revenue also includes the fair value consideration received or receivable on the sale of part exchange properties and amounts contractually due under a development agreement at the balance sheet date relating to the stage of completion of the agreement as verified by surveys performed by the relevant customer as this reflects the performance obligation delivered by the company at the balance sheet date.

Revenue relating to the provision of internet services is recognised as the service is provided.

Shared equity loan receivables

The company operated its own Shared Equity scheme. Under this scheme, a percentage of the purchase price of selected properties were funded through loans from the company, secured by way of a second charge on the related properties. Each loan is repayable at the advanced percentage of the market value of the property upon transfer of ownership of the property, or at a predetermined date. The purchaser also has the option to repay the loan earlier than would otherwise be required.

At the time of the initial sale, revenue recognised comprised cash received from the purchaser plus the fair value of the loan advanced to be received in the future. This fair value was calculated based on estimates of the future settlement date and market value, discounted at an appropriate rate.

Shared Equity debtors are shown as a debtor due after more than one year as an 'Other debtor'.

Interest is accreted through the Income Statement over the life of the loan.

Notes (continued)

1 Principal accounting policies (continued)

Exceptional items

Exceptional items are items of income and expenditure that, in the judgement of management, should be disclosed separately on the basis that they are material, either by their nature or their size, to an understanding of the financial performance and significantly distort the comparability of financial performance between accounting periods. Items of income or expense that are considered by management for designation as exceptional include such items as major restructuring and significant impairment of assets.

During the year, the company has also recognised an exceptional charge of £39.8m in relation to the anticipated costs of the Group's commitments to the costs of removal of combustible claddings and other fire related remediation works. Further details on this provision can be found in note 15 of these accounts.

On 5 August 2025 the assets of £65.9m, primarily Property, Plant and equipment of £59.2m, and liabilities of £8.9m, mainly deferred tax liabilities of £8.7m, associated with the FibreNest operation were sold to BUUK Infrastructure No 2 Limited. Net proceeds received on the sale were £68.1m generating a profit on sale of £11.1m.

Intangible Assets

Internally generated brands are not held on the balance sheet. The company carries assets on the balance sheet for brands that have been acquired. Acquired brand values are calculated based on discounted cash flows. No amortisation is charged on brand intangibles as the company believes the value of the brands is maintained indefinitely. The factors that result in the durability of the brands capitalised are that there are no material legal, regulatory, contractual, competitive, economic or other factors that limit the useful life of these intangibles. The acquired brands are tested annually for impairment by performing a value in use calculation, using a discount factor based on the Persimmon Group's pre-tax weighted average cost of capital, on the branded income stream. Where a brand's life is not deemed to be indefinite it is written off over its expected useful life on a straight-line basis.

Impairment of financial assets

The company recognises an allowance for expected credit losses for all debt instruments not held at fair value through profit and loss. Expected credit losses are based on the difference between the contracted cash flows due in accordance with the contract and all the cash flows that the company expects to receive, discounted at an approximation of the original effective interest rate.

For trade receivables and intercompany receivables, the Company applies a simplified approach in calculating expected credit losses. The company does not track changes in credit risk but instead recognises a loss allowance based on lifetime expected credit losses at each reporting date.

Interest

All interest is recognised in arriving at the profit on ordinary activities.

Inventories

Inventories are stated at the lower of cost and net realisable value. Land with planning includes undeveloped land and land under development and is initially recorded at discounted cost. Where, through deferred purchase credit items, the carrying value differs from the amount that will ultimately be paid in settling the liability, this difference is charged as a finance cost in the statement of comprehensive income over the period of the settlement. Work in progress comprises direct materials, labour costs, site overheads, associated professional charges and other attributable overheads. Net realisable value represents the estimated selling prices less all estimated costs of completion and overheads. Investments in land without the benefit of a planning consent are initially included at cost. Regular reviews are carried out to identify any impairment in the value of the land considering the existing use value of the land and the likelihood of achieving a planning consent and the value thereof. Provision is made to reflect any irrecoverable amounts.

Expenditure relating to forward land, including options and fees, is held at cost. If the option expires or the Directors no longer consider it likely that the option will be exercised prior to the securing of planning permission, the amount is written off on that date.

Taxation

Current 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.

Notes (continued)

1 Principal accounting policies (continued)

Leases

The company recognises a single recognition and measurement approach for all leases, except for short-term leases and leases of low value assets. The company recognises lease liabilities to make lease payments and right of use assets representing the right to use the underlying assets.

Pension costs

Pension costs in relation to defined benefit schemes are accounted for on the basis of charging the expected costs of providing pensions over the period during which the company benefits from the employees' services. Payments to the defined contribution scheme are accounted for on an accruals basis.

Provisions

Provisions are recognised when the company has a present commitment as a result of a past event and it is probable that an outflow of resources embodying economic benefits will be required to settle that commitment. Provisions are measured at the directors' best estimate of the expenditure required to settle the commitment at the balance sheet date and are discounted to present value where the effect is material.

The company carries a provision of £226.0m (2024: £235.4m) based on management's best estimates of the costs of completing works to ensure fire safety on affected buildings under direct ownership, and to work with and support owners and other relevant stakeholders on buildings it has developed, in order to reach positive solutions where these buildings are affected. These estimates may change over time as further information is assessed, remedial works progress and the interpretation of fire safety regulations further evolves. This is a highly complex area with judgements and estimates in respect of the cost of remedial works to be incurred.

2 Critical accounting judgements and key sources of estimation uncertainty

In applying the company's accounting policies which are described in note 1, the Directors have made no individual judgements that have a significant impact upon the financial statements, excepting those involving estimation which are dealt with below. The key sources of estimation uncertainty at the balance sheet date are:

Provisions

The company holds a provision of £226.0m (2024: £235.4m) based on management's best estimates of the costs of completing works to ensure fire safety on affected buildings under direct ownership, and to work with and support owners and other relevant stakeholders on buildings it has developed. The prior year provision represented management's best estimate of the liability based on the information available at that point. During 2022 we signed the Building Safety Pledge (England) and worked constructively with the Government to agree the 'Long-Form Contract' that turned the pledge into a legal agreement. The Self Remediation Contract was signed on 13 March 2023. In December 2025, we were the first housebuilder to sign the Scottish Government's developer remediation contract. As we have worked through this process, we have identified further eligible multi-storey developments requiring remediation for which we will be liable and developed a more detailed understanding of remediation costs.

The number of developments we are responsible for has increased and now stands at 87 (2024: 83) of which 43 have now either secured EWS1 certificates or concluded any necessary works.

These estimates may change over time as further information is assessed, remedial works progress, the interpretation of fire safety regulations further evolves and further developments requiring remediation works are potentially identified. The assessment of the provision remains a highly complex area with judgements and estimates in respect of the costs of remedial works to be incurred. Whilst we have exercised our best judgement in these matters, there remains the potential for variations to this estimate from multiple factors such as material, energy and labour cost inflation, limited qualified contractor availability and abnormal works identified on intrusive surveys. Should a 20% variation in the costs of untendered projects occur then the overall provision would vary by +/- £17.2m.

The following areas of estimation uncertainty are not presented to comply with the requirements of paragraph 125 of IAS 1, Presentation of Financial Statements as it is not expected there is a significant risk of a material adjustment to the carrying amount of assets within the next financial year. They are presented as an additional disclosure of estimate used in these accounts.

Notes (continued)

2 Critical accounting judgements and key sources of estimation uncertainty (continued)

Land and work in progress

Given the high quality of the company's inventory asset base, the sensitivity of the assumptions used in assessing the net realisable value ('NRV') of the company's inventories is relatively low. As such no reasonably possible change in assumptions is likely to result in a material impact to the carrying value of the company's land and work in progress balance within the next 12 months. The disclosure below provides additional insight into the carrying value of the company's land and work in progress.

Valuations of the company's developments, which include an estimation of costs to complete and anticipated revenues, are carried out at regular intervals throughout the year. The valuations allocate total expected site development costs between units built in the current year and those to be built in future years. These valuations therefore include a degree of uncertainty when estimating the profitability of a site and in assessing any impairment provision which may be required.

During the year ended 31 December 2025, the company conducted reviews of the NRV of its development land and work in progress carrying values. The reviews were conducted on a site-by-site basis, using assumptions surrounding anticipated selling prices and the level of future development costs, based on local management and the board's assessment of market conditions existing at the balance sheet date.

As noted above, the sensitivity of these assumptions to inventory carrying value is relatively low. However, the most sensitive assumption relates to the consideration of the company's average selling price prognosis – for example, the Directors have modelled a scenario involving an immediate and enduring reduction in the company's average selling price of 10% across each plot in the company's owned land holdings (it is important to note that the enduring nature of this assumption would present unusually unique circumstances when considered in the context of the UK housing market). Such a scenario would not result in a material adjustment to the carrying value of the company's inventory. Given these factors, the Board does not believe that a reasonably possible change in the assumptions could result in a material impairment of land and work in progress carrying values in the next 12 months. Cost of materials and labour have been included in the assessment of sensitivity and are considered to be immaterial in the valuation of the company's inventory.

If there are significant movements in UK house prices or development costs, beyond management's reasonably possible expectations, then further impairments of land and work in progress may be necessary.

Pensions

The directors have employed the services of a qualified, independent actuary in assessing pension assets/liabilities. However, they recognise that final liabilities and asset returns may differ from actuarial estimates and therefore the ultimate pension asset/liability may differ from that included in the financial statements.

3 Turnover

	2025 £000	2024 £000
Revenue from the sale of new houses	2,745,384	2,407,645
Revenue from the sale of part exchange properties	330,279	258,757
Revenue from provision of internet services	10,689	14,805
	<u>3,086,352</u>	<u>2,681,207</u>

Notes (continued)

4 Notes to the income statement

	2025 £000	2024 £000
<i>Profit on ordinary activities before taxation is stated after charging:</i>		
Royalties paid	103,388	96,306
Auditor's remuneration:		
Audit of these financial statements	16	13
Depreciation:		
Owned assets	16,949	17,181
Loss on sale of fixed assets	1,491	2,506

Amounts receivable by the company's auditor in respect of services to the company and its associates, other than the audit of the company's financial statements, have not been disclosed as the information is required instead to be disclosed on a consolidated basis in the consolidated financial statements of the company's parent, Persimmon Plc.

Royalties paid relate to licences granted by Persimmon Developments (No 5) Limited for the use of certain intellectual property rights owned by Persimmon Developments (No 5) Limited.

During the year the company conducted reviews of the net realisable value of its stocks carrying value. This review gave rise to a write down of £3.1m (2024: £nil), and a reversal of £4.0m (2024: £nil) on stocks that were written down in a previous accounting period.

5 Directors' emoluments

The directors did not perform qualifying services in respect of this entity and as such £nil (2024: £nil) emoluments have been received. Included within operating expenses is a recharge from the ultimate parent company, Persimmon Plc, which encompasses a recharge of administration costs borne by the parent company including directors' emoluments and other corporate overheads. It is not possible to identify separately the amount of directors' emoluments and accordingly no details are provided. The total emoluments of the directors' are disclosed in the financial statements of Persimmon Plc.

6 Staff numbers and costs

The average monthly number of persons employed by the company during the year was 3,942 (2024: 3,951).

	2025 £000	2024 £000
Wages and salaries	205,170	195,016
Social security costs	25,187	21,739
Pension costs (note 20)	12,091	8,673
	<u>242,448</u>	<u>225,428</u>

Notes (continued)

7 Finance Income/Finance Cost

	2025 £000	2024 £000
Finance income		
Net bank interest receivable	865	1,429
Shared equity accretion	238	657
Other interest receivable	895	918
	<u>1,998</u>	<u>3,004</u>
Finance Cost		
Net bank interest payable	136	35
Imputed interest on legacy buildings provision	7,000	7,450
Imputed interest on deferred land creditors	10,199	6,564
Other interest payable	710	669
	<u>18,045</u>	<u>14,718</u>

8 Tax on profit on ordinary activities

	2025 £000	2024 £000
<i>Analysis of charge in year</i>		
UK Corporation tax on for the current year	34,554	11,599
Residential Property Developer Tax (RPDT) for the current year	9,761	5,240
Adjustments in respect of prior periods	(720)	(8,287)
Total Current Tax	<u>43,595</u>	<u>8,552</u>
Deferred Tax (see note 17)		
Origination of timing differences	5,272	14,849
Adjustment in respect of prior periods	(2,910)	(3,997)
	<u>2,362</u>	<u>10,852</u>
Taxation on profit on ordinary activities	<u>45,957</u>	<u>19,404</u>

Factors affecting the tax charge for the current year

The current tax charge for the year is higher than the amount that would arise by applying the standard rate of UK corporation tax of 25% (2024: 25%) to the profit before tax. The difference arises from Residential Property Developer Tax (RPDT), which took effect from 1 April 2022 and is chargeable at 4% on profits from residential property development above an annual allowance. RPDT is calculated on the profits of the parent company, Persimmon Plc, and apportioned to the entities generating residential property development profits. Including RPDT, the effective rate of tax on the profit for the year is 30.02% (2024: 20.27%).

Notes (continued)

9 Intangible assets

	Software	Trademarks & associated goodwill
	£000	£000
Cost		
At 1 January 2025	147	32,374
Disposals	(147)	-
At 31 December 2025	-	32,374
Net book Value		
At 31 December 2025	<u>-</u>	<u>32,374</u>
At 31 December 2024	<u>147</u>	<u>32,374</u>

Intangible assets relate to acquired brands.

10 Tangible fixed assets

	Freehold land and buildings	Plant and machinery	Fixtures and fittings	Total
	£000	£000	£000	£000
Cost				
At 1 January 2025	50,725	143,366	48,298	242,389
Additions	878	16,585	9,582	27,045
Disposals	(546)	(45,273)	(39,244)	(85,063)
At 31 December 2025	<u>51,057</u>	<u>114,678</u>	<u>18,636</u>	<u>184,371</u>
Depreciation				
At 1 January 2025	9,735	84,176	19,943	113,854
Charge for the year	2,022	11,826	3,101	16,949
Disposals	(607)	(13,590)	(10,509)	(24,706)
At 31 December 2025	<u>11,150</u>	<u>82,412</u>	<u>12,535</u>	<u>106,097</u>
Net Book Value				
At 31 December 2025	<u>39,907</u>	<u>32,266</u>	<u>6,101</u>	<u>78,274</u>
At 31 December 2024	<u>40,990</u>	<u>59,190</u>	<u>28,355</u>	<u>128,535</u>

At 31 December 2025 a 'Right of Use' Asset of £10.4m (2024: £10.1m) is reported within the above where there are leases present.

Notes (continued)

11 Investments

	Interest in subsidiary undertakings £000
<i>Cost</i>	
At 1 January 2025	408,752
Additions	15,374
At 31 December 2025	<u>424,126</u>
<i>Impairment</i>	
At 1 January 2025	-
Additions	-
At December 2025	<u>-</u>
<i>Investment value</i>	
At 31 December 2025	<u>424,126</u>
At 1 January 2025	408,752

On 20 August 2025, Persimmon Homes Limited acquired 100% of the share capital of Lone Star Limited (Lone Star), a land promoter that operates principally in the Midlands. Further information can be found on page 162 of Persimmon Plc's annual report.

12 Stocks and work in progress

	2025 £000	2024 £000
Land	2,214,077	2,034,848
Work in progress	1,361,479	1,192,852
Part exchange properties	143,444	114,668
Showhouses	46,720	14,861
	<u>3,765,720</u>	<u>3,357,229</u>

13 Debtors

	2025 £000	2024 £000
Trade debtors	167,075	108,724
Other debtors	36,249	12,024
Called up share capital not paid	510,000	510,000
Prepayments and accrued income	20,458	25,348
Amounts owed by group undertakings	736,831	696,714
Corporation tax	9,496	21,629
	<u>1,480,109</u>	<u>1,374,439</u>

Amounts falling due after more than one year included above:

	2025 £000	2024 £000
Other debtors	<u>11,404</u>	<u>10,231</u>

Other debtors greater than one year include advances to purchasers (secured loans), secured by way of second charges on houses constructed by the company under the shared equity scheme. Further details are given in note 1 to the financial statements.

No formal arrangements for repayment of the amounts owed by other group undertakings exist, however the balances are repayable on demand. In practice, these amounts represent long term advances and are unlikely to be repaid within one year.

Notes (continued)

14 Creditors: amounts falling due within one year

	2025 £000	2024 £000
Trade creditors	469,959	278,353
Land creditors	288,605	232,847
Other taxes and social security	7,978	6,762
Other creditors	41,287	31,912
Accruals and deferred income	179,998	59,273
Amounts owing to group undertakings	3,233,967	3,191,854
	<u>4,221,794</u>	<u>3,801,001</u>

No formal arrangements for repayment of the amounts owed to ultimate parent company, however the balances are repayable on demand. In practice, these amounts represent long term advances and are unlikely to be repaid within one year.

Certain land creditors included above and in note 16 are secured upon land.

15 Legacy buildings provision

	2025 £000	2024 £000
At 1 January	235,419	283,280
Additions to provision in the year	39,800	25,000
Imputed interest on provision in the year	7,000	7,450
Provision released in the year	—	(23,000)
Provision utilised in the year	(56,212)	(57,311)
At 31 December	<u>226,007</u>	<u>235,419</u>

In 2020 the group made an initial commitment that no leaseholder living in a building we had developed should have to cover the cost of removal of combustible cladding. During 2022 we signed the Building Safety Pledge (England) and worked constructively with the Government to agree the 'Long-Form Contract' that turned the pledge into a legal agreement. The Self Remediation Contract was signed on 13 March 2023. In December 2025 we were the first housebuilder to sign the Scottish Government's developer remediation contract.

In the year we have been informed by management companies of further potential liabilities for fire remediation costs, and we have added four developments to the total number of developments. The number of developments we are now responsible for stands at 87, of which 43 have now either secured EWS1 certificates or concluded any necessary works. It is assumed the majority of the work will be completed over the next two years and the amount provided for has been discounted accordingly.

During the year £56.2m of the provision has been utilised for works undertaken whilst £7.0m of imputed interest has been charged to the statement of comprehensive income through finance costs. During the year £39.8m has been charged, following a review of the projected costs to complete rectification work. This includes estimation of the costs of rectification of the four additional developments requiring remediation and additional complications and works identified once site works commenced and facades stripped, offset by works assumed by, and recoveries secured from, historic subcontractors. Due to the non-recurring nature of these charges they have been disclosed as exceptional items to support the understanding of the financial performance and improve the comparability between reporting periods.

Based on current cash flow forecasts management forecast that £83.2m of the provision will be utilised within the next 12 months and as a result has been reported as a current liability in the 31 December 2025 balance sheet.

The assessment of the provision remains a highly complex area with judgements and estimates in respect of the cost of the remedial works, with investigative surveys on-going to determine the full extent of those required works. Where remediation works have not yet been fully tendered, we have estimated the likely scope and costs of such works based on experience of other similar sites. Whilst we have exercised our best judgement of these matters, there remains the potential for variations to this estimate from multiple factors such as material, energy and labour cost inflation, limited qualified contractor availability and abnormal works identified on intrusive surveys. Should a 20% variation in the costs of uncontracted projects occur then the overall provision would vary by +/- £17.2m.

Notes (continued)

15 Legacy buildings provision (continued)

The financial statements have been prepared on the latest available information; however, there remains the possibility that, despite management's endeavours to identify all such properties, including those constructed by acquired entities well before acquisition, further developments requiring remediation may emerge.

16 Creditors: amounts falling due after more than one year

	2025 £000	2024 £000
Land creditors	249,373	181,929
Other creditors	6,514	7,410
Accruals and deferred income	-	124,008
Deferred Taxation (see note 17)	4,152	11,542
	<u>260,039</u>	<u>324,889</u>

£124.0m of accruals were presented within non-current liabilities at 31 December 2024. During the current year, it has been determined that these accruals were in fact due on demand and, as such, should have been presented within current liabilities. Whilst quantitatively material, the directors do not consider the classification of these accruals to be qualitatively material as reclassifying them would have no effect on any of the company's key performance indicators and would not, therefore, impact the users of these financial statements. As such, no reclassification has been made to the 31 December 2024 balance sheet.

'Below are the contractual maturities of Creditors: amounts falling due after more than one year

2025	Land payables £000	Other payables £000	Total £000
Carrying amount	249,373	6,514	255,887
1-2 years	131,248	3,138	134,386
2-5 years	118,546	4,079	122,625
Over 5 years	8,758	1,228	9,986
Contractual cashflows	<u>258,552</u>	<u>8,445</u>	<u>266,997</u>
2024	Land payables £000	Other payables £000	Total £000
Carrying amount	181,929	131,418	313,347
1-2 years	98,103	100,659	198,762
2-5 years	55,157	30,601	85,758
Over 5 years	28,069	1,772	29,841
Contractual cashflows	<u>181,329</u>	<u>133,032</u>	<u>314,361</u>

17 Deferred tax

	2025 £000	2024 £000
Short term timing differences	<u>4,152</u>	<u>11,542</u>

Deferred tax movement

	£000
At 1 January 2025	(11,542)
Profit and loss account (note 8)	(2,362)
Share-based payments	1,087
Accelerated capital allowances	8,665
At 31 December 2025	<u>(4,152)</u>

Notes (continued)

18 Called up share capital

	2025 £000	2024 £000
<i>Allotted and called up</i>		
570,719,274 (2024: 570,719,274) ordinary shares of £1 each	<u>570,719</u>	<u>570,719</u>

19 Contingent liabilities

The financial statements have been prepared on the latest available information; however, there remains the possibility that, despite management's, endeavours to identify all such properties, including those constructed by acquired entities well before acquisition, further developments requiring remediation may emerge. There is also the possibility that estimates based on preliminary assessments regarding the scale of remediation works relating to buildings yet to be fully surveyed may prove incorrect. The cost of remedial works will remain under review and be updated as works progress.

In the normal course of business, the Group has given counter indemnities in respect of performance bonds and financial guarantees. Management estimates that the bonds and guarantees amount to £473.7m (2024: £449.1m) and confirms that the possibility of cash outflow is considered minimal and no provision is required.

20 Pension scheme

The Company is a member of the Persimmon Plc Pension & Life Assurance Scheme (the "scheme") a pension scheme providing benefits based on final pensionable pay. Details of this scheme may be found in the consolidated accounts of Persimmon Plc. As there is no contractual agreement or stated Group policy for charging the net defined benefit cost of the plan to participating entities, the net defined benefit cost of the pension plan is recognised fully by the sponsoring employer, which is Persimmon Plc. The Company then recognises a cost equal to its contribution payable for the period.

The most recent valuation of the Persimmon scheme was carried out as at 1 January 2023 by a professional qualified actuary and adopted the projected unit method. The results of the valuation, adjusted by rolling forward financial assumptions, conclude that at 31 December 2025 the fair value of the scheme assets was £502.0m and the scheme's technical provisions were £371.3m. The next funding valuation will be at 1 January 2026.

The scheme was closed to new employees on 30 September 2001 and a defined contribution stakeholder arrangement was established, the scheme was closed to all employees during 2024. The Company continues to review the basis upon which it supports future pension provision in light of the significant changes that have already occurred and that are anticipated to occur within the marketplace.

The joint contribution rate at 31 December 2025 was 9.0% of pensionable salaries.

The total pension cost for the company for the year was £12,091,000 (2024: £8,673,000).

21 Related party disclosures

The company is controlled by Persimmon Plc, the ultimate parent company.

The company has taken advantage of the exemptions available to subsidiary undertakings under FRS 101 by not disclosing transactions with entities of the Group qualifying as related parties.

Notes (continued)

22 Subsidiary undertakings

The following companies' shareholdings are wholly owned by Persimmon Homes Limited and are incorporated in Great Britain unless otherwise indicated. The Registered Office for each company is Persimmon House, Fulford, York, YO19 4FE (unless otherwise stated).

<u>Name of undertaking</u>	<u>Description of shares held</u>	<u>Principal Activity</u>
Atlantis One Limited*	£1 Ordinary and £1 preference	Dormant
Beazer Group Limited	£0.25 Ordinary	Dormant
Belsco 1020 Limited ¹	£1 Ordinary	Dormant
Charles Church Estates Limited*	£1 Ordinary	Dormant
Charles Church Housing Limited ²	£1 Ordinary	Dormant
Repac Homes Limited*	£1 Ordinary	Dormant
D. Dunk (Builders) Limited	£1 Ordinary	Dormant
Gomersal Mills Limited	£1 Deferred and US\$1 Ordinary	Dormant
Gosforth Business Park Management Company Limited	£1 Ordinary	Dormant
Gosforth Business Park Management Company (No 2) Limited	£1 Ordinary	Dormant
Persimmon SC (No 1) Limited	£1 Ordinary	Dormant
Persimmon SC (No 2) Limited	£1 Ordinary	Dormant
Persimmon SC (No 3) Limited	£1 Ordinary	Dormant
Persimmon SC (No 4) Limited	£1 Ordinary	Dormant
Persimmon SC (No 5) Limited	£1 Ordinary	Dormant
Persimmon SC (No 6) Limited	£1 Ordinary	Dormant
Persimmon SC (No 8) Limited	£1 Ordinary	Dormant
Hillreed Holdings Limited	£1 Ordinary, £1 Management £1 Cumulative Preference	Dormant
Hillreed Developments Limited	£1 Ordinary	Dormant
Hillreed Properties Limited†	£1 Ordinary	Dormant
Hillreed Homes Limited†	£1 Ordinary	Residential Development
Merewood Group Limited	£1 Ordinary	Residential Development
Crowther Homes Limited Ø	£1 Ordinary	Dormant
Merewood Homes Limited Ø	£1 Ordinary	Dormant
SLB Construction Management Limited Ø	£1 Ordinary	Dormant
Crowther Homes (Darlington) Limitedα	£1 Ordinary	Dormant
Crowther Homes (Midland) Limitedα	£1 Ordinary	Dormant
Crowther Homes (Nat W) Limitedα	£1 Ordinary	Dormant
Crowther Homes (Yarm) Limitedα	£1 Ordinary	Dormant
Lone Star Land Limited	£1 Ordinary A and B	Land Promotion
Merewood Investments Limitedα	£1 Ordinary	Dormant
Merewood (Kendal) Limitedα	£1 Ordinary	Dormant
Persimmon Developments (No.1) Limited	£1 Ordinary	Dormant
Persimmon Developments (No.2) Limited ³	£1 Ordinary	Dormant
Westbury Housing Investments Limited	£1 Ordinary	Dormant
Persimmon Developments (Didcot) Limited	£1 Ordinary	Housebuilding
Persimmon Developments (No 5) Limited	£1 Ordinary	Intellectual Property
Persimmon Developments (No 6) Limited	£1 Ordinary	Dormant
Persimmon Developments (No 7) Limited	£1 Ordinary	Dormant
Persimmon GR (No 4) Limited	£1 Ordinary	Dormant
Flex Fibre Limited	£1 Ordinary	Dormant

*An ultimately owned and controlled subsidiary of Beazer Group Limited, a wholly owned subsidiary of Persimmon Homes Limited.

† A wholly owned subsidiary of Hillreed Holdings Limited, a wholly owned subsidiary of Persimmon Homes Limited.

ØA wholly owned subsidiary of Merewood Group Limited, a wholly owned subsidiary of Persimmon Homes Limited.

α A wholly owned subsidiary of Crowther Homes Limited, a wholly owned subsidiary of Merewood Group Limited which in turn is wholly owned by Persimmon Homes Limited.

¹ Registered Office is 180 Findochty Street, Garthamlock, Glasgow, G33 5EP.

² A wholly owned subsidiary of Atlantis One Limited, a wholly owned subsidiary of Beazer Group Limited which in turn is a wholly owned subsidiary of Persimmon Homes Limited.

³ A wholly owned subsidiary of Persimmon Developments (No 1) Limited, a wholly owned subsidiary of Persimmon Homes Limited.

Notes (continued)

22 Subsidiary undertakings (continued)

<u>Name of undertaking</u>	<u>Description of shares held</u>	<u>Principal Activity</u>
FibreScale Limited	£1 Ordinary	Dormant
Anjok Investments Limited	£1 Ordinary	Property Investment
Persimmon Brickworks Limited	£1 Ordinary	Dormant
Persimmon Tileworks Limited	£1 Ordinary	Dormant
Persimmon GR (No 11) Limited	£1 Ordinary	Dormant
Persimmon GR (No 12) Limited	£1 Ordinary	Dormant
Persimmon GR (No 13) Limited	£1 Ordinary	Dormant
Persimmon GR (No 14) Limited	£1 Ordinary	Dormant
Persimmon GR (No 15) Limited	£1 Ordinary	Dormant
Persimmon GR (No 16) Limited	£1 Ordinary	Dormant
Persimmon GR (No 17) Limited	£1 Ordinary	Dormant
Persimmon (Eccleshall) Limited	£1 Ordinary	Dormant
Senator Homes Limited	£1 Ordinary	Residential Development
Persimmon (SHL) Limited ⁴	£1 Ordinary	Dormant
Springfir Estates Limited	£1 Ordinary	Housebuilding
Springfir Holdings Limited	£1 Ordinary	Dormant
Trent Park Regeneration Limited	£1 A and B Ordinary	Dormant

Joint Arrangements

<u>Name of undertaking</u>	<u>Description of shares held</u>	<u>Proportion of nominal value of share class held</u>	<u>Proportion of all share classes</u>
Oxfordshire Land Limited	£1 Ordinary	33.33%	33.33%
KSW (Chesterton) Limited**	£1 C Ordinary	100%	33.33%
KSW (Evesham) Limited**	£1 Ordinary	33.33%	33.33%
KSW Brize Norton Limited**	£1 C Ordinary	100%	33.33%
KSW Daventry Limited**	£1 Ordinary	33.33%	33.33%

⁴ A wholly owned subsidiary of Senator Homes Limited, a wholly owned subsidiary of Persimmon Homes Limited.
Registered number 4108747 / 31 December 2025

Notes (continued)

22 Subsidiary undertakings (continued)

Resident Management Companies

The companies listed below are Resident Management Companies ('RMCs') currently controlled by the Group. Control is exercised by the Group's power to appoint Directors and the Group's voting rights in these companies. All RMCs are companies limited by guarantee without share capital (unless otherwise stated) and incorporated in the UK.

The capital, reserves and profit or loss for the year have not been stated for these RMCs as beneficial interest in any assets or liabilities of these companies is held by the residents. These companies have not been included in the consolidated accounts, are temporary members of the Group and will be handed over to residents in due course.

The Registered Office of each RMC is Persimmon House, Fulford, York, YO19 4FE (unless otherwise stated).

Company name

1P Valley Park (Didcot) Management Company Limited
Abbey Green (Amesbury) Management Company Limited
Abbeyvale Taunton Management Company Limited¹
Abbot Walk (Chatteris) Residents Management Company Limited
Abbotsham Park (Bideford) Management Company Limited
Ackton Pastures(Castleford) Management Company Limited
Agusta Park Flats Yeovil Management Company Limited¹
Agusta Park Yeovil Management Company Limited
Alderman Park (Hasland) Management Company Limited
Aldhurst View (Leiston) Residents Management Company Limited
Allt Y Celyn (Rhos) Management Company Limited
Amberwood (Carlisle) Management Company Limited
Amblehurst Green (Billingshurst) Management Company Limited²
Amherst Hill (Brompton) Management Company Limited³
Appledore Grove Management Company Limited
Arnold Way (Grove) Management Company Limited
Arnold Way No. 2 (Grove) Management Company Limited
Arnold Way No. 3 (Grove) Management Company Limited
Ashworth Place (Phase 2) Management Limited
Augusta Park (Dinnington) Management Company Limited⁴
Avalon (Mansfield) Management Company Limited⁵
Avon Fields (Durrington) Management Company Limited
Awel Afan (Port Talbot) Management Company Limited
Awel Y Mynydd (Pembrey) Management Company Ltd
Aykley Woods (Durham) Management Company Limited⁶
Aylesham Village Phase 1B (Aylesham) Residents Management Company Limited
Aylesham Village Phase 2 (Aylesham) Residents Management Co Ltd
Aylesham Village Phase 2B and 2C (Aylesham) Residents Management Company Limited
Backbridge (Malmesbury) Management Company Limited
Badbury Park (Swindon) Management Company Limited
Badbury Park (Swindon) No 2 Management Company Limited
Badbury Park (Swindon) No 3 Management Company Limited
Bannerbrook Management Company Limited⁷
Bannerbrook Park Phase II (Coventry) Management Company Limited
Barber Court (Birmingham) Management Company Limited
Barrington Park Management Company Limited⁸
Barry Waterfront Residents Management Company Limited⁹
Beamhill Heights Management Company Limited¹⁰
Beauchamp Grange (Caister) Residents Management Company Limited
Beckets Grove Management Company Limited
Beckets Grove Phase 2 (Wymondham) Residents Management Company Limited
Beckford Road (Alderton) Management Company Limited
Belgrave Court (Cheltenham) Management Company Limited⁹
Bell Lane (Little Chalfont) Management Company Limited
Berrow Court Management Company Limited⁹
Birchwood Manor (Wardley) Residents Management Company Limited
Bishops Green (Coundon) Management Company Limited
Bishops Mead (Lydney) Management Company Limited
Bishops Meade (Downton) Management Company Limited
Bluebell Grange Residents Management Company Limited
Bluebell Meadow (Bradwell) Management Company Limited
Bluebell Wood (Willenhall) Management Company Limited¹
Bootham Crescent (York) Residents Management Company Limited
Boulton Moor (Derby) Properties Limited

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Notes (continued)

22 Subsidiary undertakings (continued)

Boyton Place (Haverhill) Residents Management Company Limited
 Brackenleigh (Carlisle) Management Company Limited
 Bradley Barton View Management Company Limited
 Bradley Park (Market Weighton) Residents Management Company Limited
 Bramble Rise (Hetton) Management Company Limited
 Bramblewood (Old Basing) Residents Management Company Limited⁹
 Brampton Vale (Rotherham) Management Company Limited
 Branshaw Park (Keighley) Management Company Ltd
 Brascote Park Management Company Limited
 Bridgefield (Ashford) Management Company Limited
 Bridgefield Nine Management Company Limited
 Brindle Park (Bamber Bridge) Management Company Limited¹¹
 Broadway (Rainham) Residents Management Company Limited
 Brokeridge Road (Twynning) Resident Management Company Limited¹
 Brockhill East (Redditch) Management Company Limited
 Brookfield (Golborne) Management Company Limited⁸
 Broomhill View (Togston) Residents Management Company Limited
 Buckton Place (Leiston) Residents Management Company Limited
 Bugbrooke Road (Kislingbury) Management Company Limited¹²
 Burfield Valley Estate Management Limited¹³
 Buttercup Leys (Boulton Moor) Residential Management Company Limited
 Buzzard Meadows (Leighton Buzzard) Residents Management Company Limited¹⁴
 Canalside (Burton upon Trent) Residential Management Company Limited
 Canonbury Rise (Berkeley) Management Company Limited
 Carleton Meadows Management Company Limited
 Carn Y Cefn RMC Ltd¹⁵
 Carpenters Field (Denmead) Management Company Limited
 Castellum Grange (Colchester) Residents Management Company Limited
 Castle Hill (Cottingham) Management Company Limited
 Castle Park (West Durrington) Management Company Limited
 Castle View (Netherton) Management Company Limited
 Castlemead (953) Trowbridge Management Company Limited
 Castlemead (Persimmon 950) Town Trowbridge Limited
 Castlemead (Persimmon 964) Town Trowbridge Limited
 Castleton Grange (Eye) Residents Management Company Limited
 Cathedral Court (Salisbury) Management Company Limited
 Cathedral Gate (Salisbury) No.2 Management Company Limited⁹
 Cathedral View (Durham) Management Company Limited
 Cayton Meadows (Scarborough) Management Company Limited
 Central Square (Stroud) Management Company Limited⁹
 Century Rise (Emersons Green) Management Company Limited
 Chancery Park (Exning) Residents Management Company Limited
 Charlton Place (Keynsham) Management Company Limited
 Chaucers Meadow (North Petherton) Management Company Limited
 Chilmark Glade Management Company Limited
 Chorley G 1 Management Company Limited¹¹
 Chosen View (No. 2) Management Company Limited⁹
 Church Lane (Deal) Residents Management Company Limited
 Clarence Place (Bracknell) Residents Management Company Limited
 Cloatley Crescent Management Company Limited
 Clos Ty Gwyn (Hendy) Management Company Limited
 Clover Chase (Lingwood) Residents Management Company Limited
 Cloverlea Gardens (Kingswood) Management Company Limited
 Coastal Dunes (Lytham St Annes) Management Company Limited
 Coatham Vale and Berrymead Gardens Residents Management Company Limited⁴
 Cobbydale Rise (Silsden) Residents Management Company Limited¹¹
 Coed Darcy (Llandarcy) Management Company Limited
 College Park (Thurston) Residents Management Company Limited
 Colliers Walk (Nottingham) Management Company Limited¹¹
 Colonial Wharf (Chatham) Residents Management Company Limited
 Constable Vale (Hadleigh) Residents Management Company Limited
 Coopers Grange (Bishops Stortford) Resident Management Company Ltd¹⁶
 Copperfield Place (Chelmsford) Residents Management Company Limited
 Copperfield Truro Management Company Limited
 Coquet Grange (Amble) Management Company Limited⁴
 Corelli Sherborne Management Company Limited
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Notes (continued)

22 Subsidiary undertakings (continued)

Cote Farm (Thackley) Management Company Limited
Coton Park (Rugby) Management Company Limited
Cotswold Vale (Long Marston) Management Company Limited¹
Coverdale Paignton Management Company Limited¹
Cricketers Green (Forton) Residents Management Company Limited
Crofton Walk (Fair Oak) Management Company Limited
Cromwell Gardens (Huntingdon) Residents Management Company Limited
Cromwell Place (Little Dunmow) Residents Management Company Limited
Cross Quays (Westwood) Management Company Limited
Cross Quays Phase 2 (Thanet) Residents Management Company Limited
Crownfield Court (Windlesham) Management Company Limited
Cumnor Hill Management Company Limited
Cwrt Y Llwyfen (Johnstown) Management Company Limited
Cygnet Grange (Swanmore) Residents Management Company Limited
Daisy Hill (Morley) Management Company Limited
Daisy's View (Burbage) Management Company Limited
Dan Y Bryn Management Company Limited
Dartford Bow Arrow (Management Company) Limited¹⁷
De Lucy Place (Ongar) Residents Management Company Limited⁸
De Vere Grove (Colchester) Residents Management Company Limited
Deerwood Park (Colne) Management Company Limited
Dol Yr Ysgol (Bridgend) Management Company Limited
Douglas Gardens (Hesketh) Management Company Ltd¹¹
Downs View (Swanley) Residents Management Company Limited
Dukes Meadow (Tangmere) Management Company Limited⁹
D'Urton Heights (Preston) Management Company Limited
Earlesmead (Framingham Earl) Residents Management Company Limited
East Benton Rise (Benton) Management Company Limited
Eclipse House (Andover) Management Company Limited
Edinburgh Park (Liverpool) Management Company Limited¹¹
Elkas Rise (Ilkeston) Management Company Limited
Ellesmere Park (The Oaks) Management Company Limited⁸
Ellis Mews (Micheldever) Management Company Limited¹³
Elm Farm (Wymondham) Residents Management Company Limited
Elm Rise (Birtley) Residents Management Company Limited
Emily Fields (Swansea) Management Company Limited
Eton Place (Bracknell) Management Company Limited
Eve Parc (Falmouth) Management Company Limited
Everingham Place (Cantley) Residents Management Company Limited
Fair Mile Rise (Blandford St Mary) Management Company Limited
Fairfax Mews Crediton Management Company Limited¹
Fairmoor (Morpeth) Management Company Limited
Fairways (Retford) Management Company Limited
Fallow (Benton) Residents Management Company Limited
Farleigh Fields (Backwell) Management Company Ltd
Farley Fields South Petherton Management Company Limited¹
Fatherford View (Okehampton) Management Company Limited
Festival Park (Easton) Residents Management Company Limited
Fiddington Fields (Tewkesbury) Management Company Limited
Fishpool Hill Bristol Management Company Limited
Fleckney Road Management Company Limited
Flint Grange (Clacton) Residents Management Company Limited
Foley Gardens (Newent) Residential Management Company Limited¹
Folly Grove (Hockley) Residents Management Company Limited
Forest View (Calverton) Management Company Limited
Forge Wood (Crawley) Management Company Limited¹⁸
Foundry Meadows (Bexhill) Residents Management Company Limited
Foxes Chase (Anlaby) Residents Management Company Limited
Foxfields (Stoke-on-Trent) Management Company Limited
Foxley Park (Dereham) Residents Management Company Limited
Garden Valley (Aylesham) Residents Management Company Limited¹³
Garendon Park Residents Management Company Ltd
George Ward Gardens (Melksham) Management Company Limited
Germany Beck (Fulford) Management Company Limited
Gilden Park (Old Harlow) Resident Management Company Limited¹¹
Gipping Mill (Great Blakenham) Residents Management Company Limited
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Notes (continued)

22 Subsidiary undertakings (continued)

Glan Yr Afon (Swansea) Management Company Limited
Golwg Y Glyn (Fforest) Management Company Limited⁹
Gotherington Grange Resident Management Company Limited
Grange Paddocks (Stanway) Residents Management Company Limited
Grangewood Park (Burnham On Crouch) Residents Management Company Limited
Grayling Gate (Ringmer) Management Company Limited
Grays Court (Orpington) Residents Management Company Limited¹³
Great Western Park (Didcot) No 1 Management Company Limited
Great Western Park (Didcot) No 2 Management Company Limited
Great Western Park (Didcot) No 3 Management Company Limited
Great Woodcote Park Exeter Management Company Limited
Greatham Meadow Resident Management Company Limited¹⁹
Greenacres (Easington) Management Company Limited
Greenfields (Narberth) Management Company Limited
Greenwood Place (Chinnor) Management Company Limited²
Greetwell Fields (Lincoln) Residents Management Company Limited
Griffin Wharf (Ipswich) Residents Management Company Limited
Grove Street (Raunds) Residents Management Company Limited
Hailes Wood (Elsenham) Residents Management Company Limited
Hakewill Mews (Thurston) Residents Management Company Limited
Hamilton Gate (Frinton) Residents Management Company Limited
Hampton Gardens Phase 3 (Peterborough) Residents Management Company Ltd
Hampton Park (Littlehampton) Residents Management Company Limited
Hansons Reach (Stewartby) Residents Management Company Limited
Hanwell Chase (Banbury) Residents Management Company Limited
Harbourside View (Portchester) Management Company Limited
Harbury Lane (Warwick) Management Company Limited
Hardings Wood (Kidsgrove) Residents Management Company Limited⁸
Harebell Meadows and Hartburn Grange Residents Management Company Limited⁸
Harford Mews Ivybridge Management Company Limited¹
Harlands Park (Uckfield) Residents Management Company Limited
Harlestone Grange (Dallington) Management Company Limited²⁰
Harlow Fields (Mackworth) Residential Management Company Limited
Harlow Hill Grange (Harrogate) Management Company Limited
Harpur Hill (Buxton) Residents Management Company Limited⁸
Harrow View West (Harrow) Residents Management Company Limited
Hartley Grange (Whittlesey) Residents Management Company Limited
Hartnells Farm Management Company Limited
Hastings Place (Bentley) Management Company Limited
Hatchwood Mill (Winnersh) Management Company Limited
Hathern Road (Shepshed) Management Company Limited¹
Hauxley Grange (Amble) Residents Management Company Limited
Hauxley View (North East) Management Company Limited
Hawthorn Chase (Aston Clinton) Residents Management Company Limited
Hawthorn Park (Leominster) Management Company Limited
Hawthorne Farm (Clitheroe) Management Company Limited⁸
Haybridge (Wells) Management Company Limited⁹
Haywards Gardens (Kegworth) Man Co. Limited²⁰
Haywood Heights (Writhlington) Management Company Limited
Hazel Brook Management Company Limited¹³
Hazelmere (Flockton) Management Company Limited
Heathfield Gardens (Phase 7) Management Company Limited
Heathpark Wood (Windlesham) Management Company Limited
Hellingly 415 Residents Management Company Limited
Hellingly 416 Management Company Limited
Hellingly 418 Management Company Limited
Hepburn Chase Management Company Limited¹
Heritage Gate (Llantwit Major) Residents Management Company Limited
Heritage Green (Newbottle) Management Company Limited²¹
Heritage Park (Shinfield) Residents Management Company Limited
Heritage Park (Sutton Courtenay) Residents Management Company Limited
Herne Vale Ilminster Management Company Limited
Herons Park (Angmering) Management Co Ltd
Herrington Grange (Philadelphia) Management Company Limited
Hethersett Residents Management Company Limited¹¹
Heugh Hall (Coxhoe) Residents Management Company Limited
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Notes (continued)

22 Subsidiary undertakings (continued)

Higham Lane Management Company Limited
 Highfield Farm (West Melton) Residents Management Company Limited
 Highfield Gardens (Trowbridge) Management Company Limited⁸
 Highfields Management (Littleport) Limited⁹
 Highland Park Estate Management Company Limited²²
 Hill Barton Vale Exeter Management Company Limited
 Hill Barton Vale Flats Exeter Management Company Limited
 Hill Top View (Melton) Management Company Limited
 Hillfield Meadows (Sunderland) Management Company Limited
 Hillies View (Wombwell) Management Company Limited
 Holdingham Grange (Sleaford) Residents Management Company Limited
 Holly Fields (Birmingham) Management Company Limited
 Homington Avenue (Swindon) Local Centre Management Company Limited
 Honours Meadow (Rendlesham) Residents Management Company Limited
 Horseshoe Meadows (Westbury) Management Company Limited
 HRC (Ware) Residents Management Company Limited
 Hunters Edge (Eaglescliffe) Residents Management Company Limited
 Hurdle Court (Andover) Management Company Limited
 Hydro (St Neots) Number One Management Company Limited
 Imperial Park (Bristol) Management Company Limited¹
 Ingleby (Barwick) Management Company Limited
 Inglewood (Paignton) Management Company Limited
 Iwade Meadows (Iwade) Management Company Limited
 Iwade Meadows (Yalding Apartments Plots 74-79) Management Company Limited
 James Avenue (Calne) Management Company Ltd²³
 Jasmine Gardens Management Company Limited
 Jubilee Gardens (Warminster) Management Company Ltd
 Jubilee Rise (Shepshed) Management Company Limited
 KBM and Foxfields Residents Management Company Limited⁴
 Kenilworth Gate Management Company Limited
 Kennedy Place (Ulverston) Management Company Limited
 Kings Grove Cranbrook Management Company Limited
 Kingsbridge Court (Gorseinon) Management Company Limited
 Kingsbury Gardens (St Albans) Residents Management Company Limited
 Kingsbury Meadows (Wakefield) Management Company Limited
 Kingsgate (Northallerton) Residents Management Company Limited
 Kingsley Mews Management Company Limited
 Kingsmead (Gloucester) Management Company Limited
 Knights Court (Old Sarum) Management Company Limited
 Knightswood Place (Rainham) Residents Management Company Limited
 Ladgate Woods (Middlesbrough) Management Company Limited
 Lakedale Whiteley Meadows (North Whiteley) Management Company Limited
 Lakeside Edge (Peterborough) Residents Management Company Limited
 Lambourn Meadow (Thatcham) Management Company Limited
 Laneside (Morley) Residents Management Company Limited
 Langford Bridge (Newton Abbot) Residents Management Company Limited
 Larkbear Management Company Limited⁹
 Lauder Mews Crediton Management Company Limited
 Launds Field (Galgate) Management Company Limited
 Laureate Heights Sidmouth Management Company Limited
 Lavender Fields (South Wootton) Residents Management Company Ltd
 Liberty Gate (Lakenheath) Residents Management Company Limited
 Lime Tree Court Derby Management Company Limited
 Limes Place (Upper Harbledown) Residents Management Company Limited
 Lindale Park (Alverthorpe) Management Company Limited
 Lindley Moor Meadows (Huddersfield) Management Company Limited
 Lingfield Meadows (Houghton) Management Company Limited
 Little Maltby Residents Management Company Limited
 Llanilid Management Company Limited
 Llanilltern Apartments RMC Ltd¹⁵
 Llanilltern Village RMC Ltd¹⁵
 Llys Ystrad (Bridgend) Management Company Limited²³
 Lodmoor Sands (Weymouth) Management Company Limited⁹
 Longbridge Place (Longbridge) Management Company Limited
 Longleaze Management Company Limited
 Low Moor Meadows (Morley) Management Company Limited
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Notes (continued)

22 Subsidiary undertakings (continued)

Low Street (Sherburn In Elmet) Management Company Limited²¹
 Lowen Bre Truro Management Company Limited
 Lucknam Crescent (Swindon) Management Company Limited
 Lythalls Lane (Coventry) Management Company Limited¹
 Maes Dyfed Management Company Limited
 Maes Y Parc (Cross Hands) Management Company Limited
 Maes Y Rhos (Ystradgynlais) Management Company Limited
 Maiden Vale (Ryhope) Management Company Limited
 Malt House Meadows (West Sompting) Residents Management Company Limited
 Malvern Rise (Malvern) Management Company Limited
 Malvern Vale (Malvern) Management Company Limited¹
 Manor Farm (Doncaster) Management Company Limited
 Manor Farm (Micklefield) Management Company Limited
 Manor Gardens (Selsey) Management Company Limited
 Manor Park Residents Company Ltd²⁴
 Manor Park Sprowston Residents Management Company Limited¹¹
 Manor Place (Maidenhead) Residents Management Company Limited
 Maple (129) Limited²⁵
 Maple (221) Limited⁹
 Mariners Walk (Swansea) Apartment Management Company Limited*
 Mariners Walk (Swansea) Management Company Limited*
 Marshfoot Lane (Hailsham) Residents Management Company Limited
 Martello Park (Pembroke) Management Company Limited
 Martineau Gardens Harborne Management Company Limited¹
 Mascalls Grange (Paddock Wood) Residents Management Company Limited
 Meadow View (Oundle) Management Company Limited
 Meadow View (Redditch) Resident Management Company Limited¹
 Mendip Chase Management Company Limited⁹
 Meon Way Gardens Management Company Limited¹
 Merchants Walk Cullompton No 2 Management Company Limited
 Mercians Place Management Company Limited¹
 Meridian Place (Hertford) Residents Management Company Ltd
 Merlins Lane (Scarrowscant) Management Company Limited
 Mersey View (Bromborough Pool) Management Company Limited⁶
 Mill Cross (Pewsey) Management Company Limited
 Mill Gardens (Cullompton) Management Company Limited
 Mill Valley (Pewsey) Residents Management Company Limited
 Mill View (Willingdon) Management Company Limited
 Millbeck Grange (Bowburn) Management Company Limited
 Millennium Farm (New Waltham) Management Company Limited
 Monkswood (Sacriston) Management Company Limited
 Montfort Place (Odiham) Management Company Limited¹¹
 Montgomery Place (Frome) Management Company Ltd
 Moorfield (Easington) Management Company Limited
 Moorfield Park Management Company Limited¹¹
 Moorlands Walk (Sherburn) Management Company Limited
 Morwick Green (Leeds) Management Company Limited
 Mown Meadows (Crook) Residents Management Company Limited
 Mulberry Grange (Castleford) Management Company Limited
 Mulberry Grove (St Fagans Cardiff) Management Company Limited
 Nautica Management Company Limited²⁵
 Nelson's Park (North Walsham) Residents Management Company Limited
 Newman Fields (Soham) Residents Management Company Ltd
 NGP Management Company (Cell A) Limited*⁴
 NGP Management Company (Cell D) Limited*⁴
 NGP Management Company (Cell E) Limited*⁴
 NGP Management Company (Cell F) Limited*⁴
 NGP Management Company (Commercial) Limited*⁴
 NGP Management Company (Town Centre) Limited*⁴
 NGP Management Company Residential (Cell G) Limited*⁴
 Norton Hall Meadow Management Limited¹¹
 Oak Heights (Northiam) Residents Management Company Limited¹³
 Oak Hill Rise (Chippenham) Management Company Limited
 Oakcroft Chase (Stubbington) Management Company Limited
 Oakhurst Village (Shirley) Management Company Limited
 Oakland Gardens (Wilthorpe) Management Company Limited
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Notes (continued)

22 Subsidiary undertakings (continued)

Oakley Grange & Eden Villas (Cheltenham) Management Company Limited¹
 Oakwood Meadows Phase 4 (Stanway) Residents Management Company Limited
 Oakwood Park (Wymondham) Residents Management Company Limited
 Oakwood View (Brackla) Management Company Limited
 Oakwood View (Weston-Super-Mare) Management Company Limited
 Oast Court Farm Management Company Limited²⁶
 Orchard Croft (Diss) Residents Management Company Limited
 Orchard Grove (Coxheath) Residents Management Company Ltd
 Orchard Leaze Management Company Limited¹³
 Orchard Manor (Cheddington) Residents Management Company Limited
 Orchard Meadows (Iwade) Residents Management Company Limited
 Orchard Mews Pershore Management Company Limited¹
 Otterham Park (Rainham) Residents Management Company Limited
 Oundle Walk (Oundle) Residents Management Company Limited⁸
 Oxley Springs (Milton Keynes) Management Company Limited
 Oxley Springs 8B (Milton Keynes) Management Company Limited
 P6 Wellington Gate (Grove) Management Company Limited
 Paddocks 21 (Andover) Management Company Limited
 Palmerston Heights Plymouth Management Company Limited
 Paragon Park (Coventry) Management Company Limited
 Parc Brynderi (Llanelli) Management Company Limited
 Parc Y Fron (Carmarthen) Limited
 Parc Yr Onnen (The Limes) Management Company Limited
 Parklands (Hessle) Residents Management Company Limited
 Parrett Gardens (Langport) Management Company Limited
 Pavilion Gardens (Monkton Heathfield) Management Company Limited
 Pedlars Meadow (Swaffham) Residents Management Company Limited
 Pembroke Court (Cleghonger) Residents Management Company Limited¹
 Pen Y Castell (Caerphilly) Management Company Limited
 Penny Pot Lane (Harrogate) Management Company Limited⁴
 Perry Park View (Perry Barr) Management Company Limited¹
 Persimmon Gardens (Hindley) Management Company Limited⁸
 Persimmon Gardens (Martham) Residents Management Company Limited
 Persimmon Grange Framlingham Residents Management Company Limited
 Persimmon Homes The Oaks (Selly Oak) Management Company Limited¹
 Phoenix Wharf (West Bromwich) Management Company Limited¹
 Picket 20 Management Company Limited
 Picket Twenty Two (Andover) Management Company Limited
 Pinewood Grange (Castleford) Management Company Limited
 Port Marine Management Limited
 Porth Y Dyffryn (Merthyr Tydfil) Residents Management Company Limited
 Portland Park (Ashington) Management Company Limited
 Pottery Gardens (Cheadle) Residents Management Company Limited⁸
 Poverty Lane Management Company Limited⁸
 Priory Green (Chilton Polden) Management Company Limited¹
 Priory Meadows (Bodmin) Management Company Limited
 Q Gate and Jubilee Place Management Company Limited⁸
 Quantock View Management Company Limited
 Quinta Mews Management Company Limited²⁷
 Rackheath Residents Management Company Limited
 Rainton Gardens (Chilton Moor) Management Company Limited
 Rainton Meadows (Chilton Moor) Management Company Limited²¹
 Ramsdell (Ashford Hill) Management Company Limited
 Rectory Lane (Standish) Management Company Limited
 Redhayes Management Company Limited²⁸
 Redland Grange (Cottenham) Residents Management Company Limited
 Regency Grange (Forest Town) Management Company Limited
 Regent Park (Calne) Management Company Limited
 Regents Place (Chellaston) Management Company Limited¹
 Regents Village, Cheltenham Management Company Limited⁸
 Repton Park 18 (Ashford) Residents Management Company Limited
 Repton Park 19-23 (Ashford) Residents Management Company Limited
 Repton Park 8 & 10 (Ashford) Residents Management Company Ltd
 Ridge Walk, Whiteley Meadows (North Whiteley) Management Company Limited
 Parklands (Hessle) Residents Management Company Limited
 Parrett Gardens (Langport) Management Company Limited
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Notes (continued)

23 Subsidiary undertakings (continued)

Pavilion Gardens (Monkton Heathfield) Management Company Limited
 Pedlars Meadow (Saffham) Residents Management Company Limited
 Pembridge Court (Cleghonger) Residents Management Company Limited¹
 Pen Y Castell (Caerphilly) Management Company Limited
 Penny Pot Lane (Harrogate) Management Company Limited⁴
 Perry Park View (Perry Barr) Management Company Limited¹
 Persimmon Gardens (Hindley) Management Company Limited⁸
 Persimmon Gardens (Martham) Residents Management Company Limited
 Persimmon Grange Framlingham Residents Management Company Limited
 Persimmon Homes The Oaks (Selly Oak) Management Company Limited¹
 Phoenix Wharf (West Bromwich) Management Company Limited¹
 Picket 20 Management Company Limited
 Picket Twenty Two (Andover) Management Company Limited
 Pinewood Grange (Castleford) Management Company Limited
 Port Marine Management Limited
 Porth Y Dyffryn (Merthyr Tydfil) Residents Management Company Limited
 Portland Park (Ashington) Management Company Limited
 Pottery Gardens (Cheadle) Residents Management Company Limited⁸
 Poverty Lane Management Company Limited⁸
 Priory Green (Chilton Polden) Management Company Limited¹
 Priory Meadows (Bodmin) Management Company Limited
 Q Gate and Jubilee Place Management Company Limited⁸
 Quantock View Management Company Limited
 Quinta Mews Management Company Limited²⁷
 Rackheath Residents Management Company Limited
 Rainton Gardens (Chilton Moor) Management Company Limited
 Rainton Meadows (Chilton Moor) Management Company Limited²¹
 Ramsdell (Ashford Hill) Management Company Limited
 Rectory Lane (Standish) Management Company Limited
 Redhayes Management Company Limited²⁸
 Redland Grange (Cottenham) Residents Management Company Limited
 Regency Grange (Forest Town) Management Company Limited
 Regent Park (Calne) Management Company Limited
 Regents Place (Chellaston) Management Company Limited¹
 Regents Village, Cheltenham Management Company Limited⁸
 Repton Park 18 (Ashford) Residents Management Company Limited
 Repton Park 19-23 (Ashford) Residents Management Company Limited
 Repton Park 8 & 10 (Ashford) Residents Management Company Ltd
 Ridge Walk, Whiteley Meadows (North Whiteley) Management Company Limited
 St Michaels Place (Colchester) Residents Management Company Limited
 St Michaels Way (South Ryhope) Residents Management Company Limited
 St Oswalds Park (Gloucester) Management Company Limited¹
 St Oswalds Park Leachate Drain Management Company Limited^{*25}
 St Peters Place (Salisbury) Management Company Limited
 Stanbridge Meadows (Petersfield) Management Company Limited
 Stanford Meadows (Stanford-le-Hope) Residents Management Company Limited
 Stanton Chase (Swindon) Management Company Limited
 Staynor Hall 4 (Selby) Residents Management Company Limited
 Staynor Hall K (Selby) Management Company Limited
 Stephenson Park (Wallsend) Residents Management Company Limited
 Stortford Fields (Bishops Stortford) (Persimmon) Resident Management Company Limited
 Strawberry Fields Penryn Management Company Limited
 Stream View Management Limited²⁷
 Swan Park (Dawlish) Management Company Limited
 Sycamore Rise (Thame) Residents Management Company Limited
 Tanners Meadow (Strood Green) Management Company Limited²
 Tarraby View (Carlisle) Management Company Limited
 Teasdale Place (Carlisle) Management Company Limited
 Temple Gate (Burgess Hill) Resident Management Co Ltd
 Templefields (Consett) Management Company Limited
 The Acorns (Shirley) Management Company Limited¹
 The Alders (Gilwern) Residents Management Company Limited
 The Blossoms (Blackburn) Management Company Limited¹¹
 The Boulevards (East Tilbury) Residents Management Company Limited
 The Boulevards (Newport) Residents Management Company Limited
 The Bridge (Dartford) 29 and 31A Residents Management Company Limited
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Notes (continued)

22 Subsidiary undertakings (continued)

The Bridles (Ffos Las) Management Company Limited¹⁵
The Carriages (Burscough) Management Company Limited
The Copse (Bridgwater) Management Company Limited²⁴
The Cottons (Holmes Chapel) Management Company Limited
The Croft (Burgess Hill) Residents Management Company Limited
The Edge (Hempstead) Management Limited
The Glassworks (Knottingley) Management Company Limited
The Goldings Newquay Management Company Limited
The Grange (Chalfont St Peter) Management Company Ltd
The Grange (Chepstow) Limited
The Hamptons (Newcastle) Resident Management Company Limited⁸
The Haven (Swansea) Management Company Limited
The Hawthorns (Market Harborough) Management Company Limited
The Heath (Sandbach) Management Company Ltd¹¹
The Hedgerows (Alsager) Management Company Ltd⁸
The Heights (Newark) Residents Management Company Limited
The Lancasters (Cambridge) Residents Management Company Limited
The Landings (Waddington) Residents Management Company Limited
The Links (Machynys East) Management Company Limited⁹
The Lodge (Sketchley) Management Company Limited
The Maples (Bewdley) Management Company Limited⁸
The Maples (Cressing) Residents Management Company Limited
The Maples (NGP) Management Company Limited
The Maples (Weston) Residents Management Company Limited
The Mile (Pocklington) Management Company Limited
The Oaklands (NGP) Residents Management Company Limited
The Paddocks (Aintree) Management Company Limited⁸
The Paddocks (Farcet) Residents Management Company Limited
The Paddocks (Highworth) Management Company Limited⁸
The Pastures (Lowton) Management Company Limited⁸
The Pavilion (Mansfield) Residents Management Company Limited
The Pinnacles Management Company (Thamesmead) Limited
The Poppies (Harleston) Management Company Limited
The Poppies Management Company Limited
The Quadrant (Whitney Crescent) Management Limited²⁴
The Reeds Lower Halstow Management Ltd²⁷
The Ridge (Lyde Green) Management Company Limited¹³
The Rosary (Emersons Green) Management Company Limited
The Rydons Exeter Number Two Management Company Limited
The Sands (Durham) Management Company Limited
The Shires (Oswaldtwistle) Management Company Ltd¹¹
The Swallows Management Company Limited²⁴
The View (Redditch) Management Company Limited¹
The Weald (Easingwold) Management Company Limited
The Wickets (Penenden Heath) Residents Management Company Limited
The Willows (Downham Market) Residents Management Company Limited
The Windmills (Kirtton) Residents Management Company Limited
Thonock Green (Gainsborough) Management Company Limited
Thornley Woods (Gateshead) Management Company Limited
Tilbury Fields (Oxford) Management Company Limited¹¹
Tir Y Bont (Bridgend) Management Company Limited
Towcester Grange (Apartments) Residents Management Company Limited
Towcester Grange (Towcester) Residents Management Company Limited²⁰
Trehenlis Gardens (Helston) Management Company Limited
Trelavny Place (Felixstowe) Residents Management Company Limited
Trevelyan Grange (Morpeth) Residents Management Company Limited
Trevethan Meadows Liskeard Management Company Limited
Trevithick Manor Park (Newquay) Management Company Limited
Trinity Fields (Clacton) Residents Management Company Limited
Trinity Pastures (Calvert Lane Hull) Residents Management Company Limited
Tundra Point (Emersons Green) Management Company Limited
Valley Heights (Frome) Management Company Limited¹
Valley Park (Didcot) Management Company Ltd⁸
Village Mews (Southowram) Management Company Limited
Walmsley Park (Leigh) Management Company Ltd⁸
Watercress Way Management Company Limited²⁷
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Notes (continued)

22 Subsidiary undertakings (continued)

Waterfield Place (Market Harborough) Residential Management Company Limited
 Watermans Park (Gravesend) Residents Management Company Limited⁶
 Waters Edge (Buckshaw) Management Company Limited
 Waterside at the Bridge Management Company Limited
 Watling Place (Newington) Residents Management Company Ltd
 Weavers Meadow Estates Management Company Limited
 Weavers Meadow Phase 2 (Hadleigh) Residents Management Company Limited
 Weavers Place (Earl Shilton) Management Company Limited
 Weavers Place (Skelmanthorpe) Management Company Limited
 Weavers View (Pleasley Hill) Residents Management Company Limited
 Weavers Wharf Apartments (Coventry) Management Company Limited
 Weldon Park (Apartments) Residents Management Company Limited³⁰
 Wellington Gate (Grove) Management Company Limited
 Wellington Gate (Maresfield) Management Company Limited
 Wellington Mount (North Quadrant) Management Company Limited
 Wentworth Green Management Company Limited
 West Wick Management Company Limited^{*25}
 Westhaven Apartments (Barry) Residents Management Company Limited
 Westhoughton (Lee Hall) Residents Management Company Limited⁸
 Weston Park Limited
 Westvale Park (Horley) Management Company Limited²
 Westwood Park (Churwell) Management Company Limited
 White House Farm (Emersons Green) Management Company Limited⁹
 White Rose Park (Norwich) Residents Management Company Ltd
 Whitewood Park (Bristol) Management Company Limited
 Whittington Walk (Worcester) Management Company Limited¹
 Whitworth Dale Management Company Limited
 Willow Court (Abergavenny) RMC Limited
 Willow Park (Aylsham) Management Company Limited
 Windmill View (Stanground) Residents Management Company Limited
 Windrush Place Witney Management Company Limited
 Wombwell (Barnsley) Management Company Limited
 Woodhorn Meadows (Ashington) Residents Management Company Limited
 Woodland Gardens (Pyle) Management Company Limited
 Woodland Rise (Great Cornard) Residents Management Company Limited
 Woodlark Place (Newbury) Residents Management Company Limited
 Worcester Gate (Worcester) Management Company Limited¹
 Wykham Park (Banbury) Management Company Ltd⁸
 Yew Tree Gardens (Tuffley) Management Company Limited

Notes (continued)

22 Subsidiary undertakings (continued)

Address footnote:

1. Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
2. Homer House, 8 Homer Road, Solihull, West Midlands, B91 3QQ
3. Kent Gateway Block Management Fort Pitt House, New Road, Rocheser, ME1 1DX
4. Cheviot House, Beaminster Way East, Newcastle upon Tyne, Tyne and Wear, NE3 2ER
5. Fountain House, Southwell Road West, Mansfield, Nottinghamshire, NG18 4LE
6. Gateway House, 10 Coopers Way, Southend-on-Sea, Essex, SS2 5TE
7. Persimmon House, Birmingham Road, Studley, Warwickshire, B80 7BG
8. Unit 7 Portal Business Park, Eaton Lane, Tarporley, Cheshire, CW6 9DL
9. Fisher House, 84 Fisherton Street, Salisbury, SP2 7QY
10. 20 Station Road, Hinckley, Hinckley, Leicestershire, LE10 1AW
11. RMG House, Essex Road, Hoddesdon, Hertfordshire, EN11 0DR
12. A5 Optimum Business Park, Optimum Road, Swadlincote, DE11 0WT
13. Stonemead House, 95 London Road, Croydon, Surrey, CR0 2RF
14. Persimmon Homes, 3 Waterside Way, Northampton, NN4 7XD
15. 46 Whitchurch Road, Cardiff, CF14 3LX
16. The Dock, Station Road, Kings Langley, Hertfordshire, WD4 8LZ
17. Burlington House Botleigh Grange Business Park, Hedge End, Southampton, SO30 2AF
18. Unit 8, The Forum, Minerva Business Park, Peterborough, PE2 6FT
19. Persimmon House Radcliffe Crescent, Thornaby, Stockton on Tees, TS17 6BS
20. 2 Hills Road, Cambridge, CB2 1JP
21. C/O Greenbelt Group, 1175 Century Way, Thorpe Park, Leeds, West Yorkshire, LS15 8ZB
22. Suite 7 Aspect House, Pattenden Lane, Marden, Kent, TN12 9QJ
23. Vantage Point, 23 Mark Road, Hemel Hempstead, Hertfordshire, HP2 7DN
24. Unit 1,2 & 3 Beech Court Wokingham Road, Hurst, Reading, RG10 0RU
25. 250 Aztec West, Almondsbury, Bristol, BS32 4TR
26. Acorn Estate Management, 9 St Marks Road, Bromley, Kent, BR2 9HG
27. Scholars House, 60 College Road, Maidstone, Kent, ME15 6SJ
28. Woodwater House, Pynes Hill, Exeter, Devon, EX2 5WR
29. 1st Floor Lancaster House, 67 Newhall Street, Birmingham, B3 1NQ
30. Davidson House Unit 17C Meridian East, Meridian Business Park, Leicester, Leicestershire, LE19 1WZ

* Private Limited Company

Notes (*continued*)

23 Ultimate parent company

Persimmon Homes Limited is a private company limited by shares and domiciled in England and Wales. The registered address for the company is Persimmon House, Fulford, York, YO19 4FE.

The immediate parent company is Persimmon Holdings Limited.

The directors regard Persimmon Plc, a company incorporated in England and Wales, as the ultimate parent company and the ultimate controlling party. Persimmon Plc is the parent company of the smallest and largest group of which the company is a member and for which group financial statements are drawn up.

Copies of the financial statements of this company are available from:

The Company Secretary
Persimmon Plc
Persimmon House
Fulford
York
YO19 4FE

