Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

CLIPSTONE INDUSTRIAL REIT PLC

ANNUAL REPORT AND CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2026

Registered number 09046897

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

CONTENTS

Directors, Management and Advisers 1

Strategic Report

- Chairman's Statement 2
- Strategic Report 6

Sustainable Property Investment Report 12

Directors' Report 13

Statement of Directors' Responsibilities 15

Independent Auditor's Report 16

Financial Statements

- Consolidated Statement of Comprehensive Income 25
- Consolidated Statement of Financial Position 26
- Parent Company Statement of Financial Position 27
- Consolidated Statement of Changes in Equity 28
- Parent Company Statement of Changes in Equity 29
- Consolidated Statement of Cash Flows 30
- Notes to the Financial Statements 31

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

CLIPSTONE INDUSTRIAL REIT PLC

Directors	Karl Sternberg (Chairman) Anna Rule Toby Dean Richard Demarchi
Registered Office	45 Albemarle Street London W1S 4JL
AIFM	**Clipstone Capital Limited** 45 Albemarle Street London W1S 4JL
Property Manager and Company Secretary	**Clipstone Investment Management Limited** 45 Albemarle Street London W1S 4JL
Sponsor for The International Stock Exchange Limited	**Carey Olsen Corporate Finance Limited** 47 Esplanade St Helier Jersey JE1 0BD
Depositary	**Langham Hall UK Depositary LLP** 8th Floor 1 Fleet Place London EC4M 7RA
Independent Auditor	**Beavis Morgan Audit Limited** 82 St John Street London EC1M 4JN
Property Valuer	**Colliers International Valuation UK LLP** 50 George Street London W1U 7GA
Legal Advisors to the Company (English Law)	**Hogan Lovells International LLP** Atlantic House Holborn Viaduct London EC1A 2FG
Legal Advisors to the Company (Jersey Law)	**Carey Olsen** 47 Esplanade St Helier Jersey JE1 0BD
Market Maker	**Ravenscroft Limited** PO Box 222 The Market Buildings Fountain Street St Peter Port Guernsey GY1 4JG

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

The past year has been one of significant activity for the Company. I am pleased to provide a summary of the activities over the previous year below.

Portfolio Disposal and Capital Transactions

On 1 October 2025, the Company completed the disposal of its two subsidiaries, Clipstone IX Limited and Clipstone Ten Limited for £249.15m to a large US private equity business, in line with resolutions passed by shareholders at an Extraordinary General Meeting ("EGM") on 18 September 2025. This placed a value of £345m on its property portfolio. After disposal costs the loss on disposal of the subsidiaries was £6.54m in the year. Costs on disposal included a performance fee payable to the Property Manager of £11.21m. The loss on disposal was calculated after deducting £54.21m of gains recognised by the Group in previous years. There was therefore a total profit for the Company on disposal since acquisition of the subsidiaries and their assets of £47.67m. These subsidiaries held all of the Group's investment properties and third-party debt. Following this transaction the Company undertook a number of further transactions, as approved at the Company's EGM on 18 September 2025.

At the EGM shareholders approved a buy-back of the Company's own shares. The buy-back agreement was entered into on 4 November 2025 for the Company to acquire 7,103,470 of its own shares for £13.41m.

In order to allow the Company's qualifying charity investors to benefit from tax exemptions on stamp duty land tax and income taxes, the Company entered into agreements to buy back 47,859,215 of its own shares for £92.21m from these investors on 13 November 2025. The proceeds of this buy-back were used by those investors to buy new units in the Clipstone Charities Unit Trust ("CCUT"). On 19 November 2025 the Company entered into a Trust for Land with CCUT. This Trust for Land is called the Clipstone Industrial JV Trust ("JV Trust"). The Company has a 52.35% interest in this joint venture. The purpose of the JV Trust is to jointly acquire good quality UK industrial properties alongside CCUT.

On 5 November 2025, the Company held an Extraordinary General Meeting at which a special resolution was passed by shareholders to reduce the share premium of the Company by £40m and thereby create additional distributable reserves. This was subsequently approved by the High Court on 25 November 2025.

Acquisition of West Norfolk Tomatoes Limited

At the Company's EGM on 18 September 2025 shareholders approved the acquisition of West Norfolk Tomatoes Limited. This transaction completed on 14 November 2025 for £24.60m, including costs. Consideration was paid by a combination of £10.69m in cash and £13.38m in newly issued shares in the Company. The costs of the transaction were £0.53m. Following completion of this transaction West Norfolk Tomatoes Limited was renamed Clipstone 12 Limited. This entity owns six industrial properties. Immediately prior to this transaction the Company bought back 7,619,788 shares in the Company owned by West Norfolk Tomatoes Limited for £1.80m.

Reinvestment Process

Following the above transactions the JV Trust had c.£192m available for re-investment. This process has enjoyed a promising start, with six acquisitions by the JV Trust taking place up to 30 June 2026:

- The first major acquisition was a multi-let industrial estate in Horsham for £8.35m plus costs in November 2025, representing a net initial yield of 6.00%.
- In December 2025 the JV Trust acquired a single-let industrial unit in Crawley for £6.22m plus costs, reflecting a net initial yield of 5.15%.

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

- In the same month the JV Trust also acquired a multi-let estate in Witney for £7.35m plus costs, reflecting a net initial yield of 5.59%.
- A trio of purchases in December 2025 was rounded off with a multi-let estate in Fareham for £9m plus costs, reflecting a net initial yield of 5.63%.
- In February 2026 the JV Trust purchased a multi-let estate in Luton for £15.3m plus costs, reflecting a net initial yield of 5.25%.
- In April 2026 the JV Trust acquired a multi-let industrial estate in Park Royal, West London, for £18.25m plus costs, reflecting a net initial yield of 5.15%. Park Royal is one of the best locations for industrial units in the UK due to its access to West and Central London and the M25.

All of the above estates are of good quality, well-located, and considered to have significant reversionary potential.

Outlook

The team continue to review a broad range of potential acquisitions, while remaining mindful of the Board's caution on bond yields and the relative value of UK real estate yields. We expect the investment market to continue offering opportunities at pricing similar to the acquisitions made over the past year. Although the weak economic backdrop and elevated interest rates are making the occupational market more challenging, that same uncertainty is supporting higher investment yields and as such more attractive entry pricing. While we remain in re-investment mode, we are monitoring the challenging economic environment closely. Once we are largely invested, however, we would hope an improving UK economy will support further rental growth and, if competition for assets increases, some yield compression.

The Board's central question is whether property and equities will return to the pre-1994 position of yielding significantly less than government bonds, reflecting the inflation protection offered by real assets. We believe this will ultimately occur, although a generation of investors has known only the opposite. That outcome would support our portfolio, but the transition is likely to be more volatile than the past twelve years.

The English Devolution and Community Empowerment Act 2026 provides for a ban on upward-only rent reviews in new and renewal commercial leases, although the commencement date and transitional arrangements have not yet been confirmed. Once implemented, rents under affected leases may move down as well as up to reflect market conditions, potentially reducing the certainty of future rental income and influencing lease structures, valuations and financing. We do not currently expect the change to have a material effect on Clipstone's industrial portfolio, where constrained supply and occupier demand are more important drivers of rental performance. However, the Board and Property Manager will continue to monitor the detailed regulations and assess the implications for new lettings, renewals and asset values.

The Board would like to thank the team at Clipstone Investment Management. They have continued to work hard to deliver returns for shareholders. Their efforts have provided shareholders with a steady income return and capital values have outperformed the rest of the property market since launch. Our relationship with them has been the appropriate balance between doubt and questioning, and support.

We also remain grateful to our investors for the loyal backing that they continue to provide.

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

I am pleased to report the results of the Group for the year ended 30 June 2026.

Results to 30 June 2026

The Group's net asset value (NAV) per share at 30 June 2026 was £1.9121 (30 June 2025: £1.9951). No adjustment had to be made for any potential performance fee due to the Property Manager. Following the disposal of the Group's portfolio on 1 October 2025, the performance fee due to the Property Manager was crystalised and paid. Any future performance fee will be paid based on returns generated from 1 October 2025 up to the point of a future crystalising event.

If the investment properties were sold at their values at 30 June 2026, there would be no performance fee payable (30 June 2025: £9,534,707). The total return since listing, representing both the NAV increase and dividends paid to 30 June 2026, net of the performance fee, is 159.7% (30 June 2025: 153.7%).

Dividends Paid

Interim dividends totalling 6.5 pence per share were declared during the year comprising dividends of 1.6250 pence per share paid on 29 August 2025, 1.6250 pence per share on 24 December 2025, 1.6250 pence per share on 20 February 2026 and 1.6250 pence per share on 22 May 2026.

Management Fees

Following the completion of the sale of Clipstone IX Limited and Clipstone Ten Limited, the Board agreed with the Property Manager to reduce the annual management fee to 1.00%. Furthermore, the management fee will be paid based on property values, rather than NAV, until the net proceeds of the sale have been at least 80% reinvested. Previously the fee was charged at a rate of 1.25% of NAV per annum up to NAV of £225m and 1.00% for amounts over £225m.

The sale of Clipstone IX Limited and Clipstone Ten Limited effectively sold all of the Group's Portfolio Interests, and therefore the Property Manager was entitled to be paid a performance fee. The performance fee equalled 20% of the balance of net sale proceeds and other cash that remained after the total distributions to Shareholders over the Company's life, over the aggregate issue price of the Ordinary Shares and a return of 9% per annum, without compounding. The initial performance fee realised following the disposal was £11.0m. There will also be a final adjustment to the performance fee following the release of the rent guarantee given by the Company on the sale of Clipstone IX Limited and Clipstone Ten Limited, the write-off of any arrears assigned to the Company, and the receipt of any back rents up to 30 September 2027 when the rent guarantee falls away. As at 30 June 2026, a further £0.21m had been accrued in performance fees due to the Property Manager as a result.

As agreed at the Company's EGM on 18 September 2025, the Property Manager's performance fee was rebased on the same terms as the previous performance fee from 1 October 2025.

Sustainable Property Investment

The Company operates a Sustainable Property Investment policy that includes monitoring the operations of the Company's tenants to ensure that the use of our buildings is socially and environmentally responsible. It also conducts a quarterly analysis of the environmental impact of the Company's properties, with a view to reducing the carbon footprint impact of the Company's operations over time. The Company reviews its sustainable investment goals and strategies, and a report on the Company's progress against its targets over the past 12 months is on page 12.

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

Post Balance Sheet Events

On 7 July 2026, Clipstone Industrial JV Trust, the joint venture in which the Company has a 52.35% beneficial interest, acquired a portfolio of five industrial estates for £78.0m plus associated purchase costs. The properties are all well located within the M25, modern, and of good quality. With this acquisition, over 75% of the net proceeds available for reinvestment by the JV Trust have now been deployed.

An interim dividend of 1.6250 pence per share was declared on 13 August 2026 and paid on 28 August 2026.

Board succession

I have been involved in the Company's governance since its creation in December 2014, when our focus was on the opportunity in logistics warehouses. We successfully sold these at a significant profit, and the focus switched to South East multi-let industrial properties.

Our focus on assets too small for large funds, but above the capacity of wealthy private investors, has been successful, with two opportunities over the last five years to sell portfolios to larger institutional investors.

Having been involved for 12 years - longer than the 'comply or explain' period for public limited companies - the most recent sale seemed like a sensible point at which to bring in a fresh set of eyes as Chairman. I was not involved in the process, but I am very pleased that the Company has managed to attract someone of the high quality and reputation of Ewen Cameron Watt to replace me as Chairman.

I would like to thank shareholders for their support, and the investment management team's professionalism during my tenure. I was especially pleased when we were able to persuade Anna Rule to join the Board in 2018; and comforted by her continuing involvement as a non-executive director of the Company.

I shall not be severing my ties with Clipstone; following my departure from the REIT Board, I shall be joining the management company board, where I will continue to pursue the interests of our investors.

Signed by:
Karl Sternberg
43067764F5E545C...
……..

Karl Sternberg, Chairman

8 October 2026

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

The Directors present their Strategic Report on the Company for the year to 30 June 2026.

The Company is a closed-ended investment company, incorporated on 19 May 2014 in England and Wales and registered as an investment company under section 833 of the Companies Act 2006.

The Company's issued share capital is listed on the Official List of The International Stock Exchange. The Company and its subsidiaries (together "the Group") entered the REIT regime with effect from 17 December 2014.

Investment Objective

The Company's Investment Objective is to generate secure income and capital returns for Shareholders by investing in a balanced portfolio of good quality industrial property across the South and South East of the UK.

The full Investment Policy is set out in the Listing Document which can be obtained from The International Stock Exchange (https://tisegroup.com/market/securities/CLR).

Alternative Investment Fund Manager (AIFM) and Property Manager

The AIFM for the year continued to be Clipstone Capital Limited. Toby Dean is a director of Clipstone Capital Limited and a director of the Company. The annual fee payable to the AIFM is £20,000.

The Company has appointed Clipstone Investment Management Limited ("Clipstone IM") as Property Manager pursuant to a property management agreement dated 15 December 2014. Under the Property Management Agreement, Clipstone IM has agreed to provide property management services and advice to the Company and the AIFM, such as identifying, evaluating and negotiating investment opportunities in property for the Company, subject to the overall control and supervision of the Directors. The agreement may be terminated on one year's notice by either party. The annual management fee was reduced to 1.00% following the completion of the disposal of Clipstone IX Limited and Clipstone Ten Limited. In addition, the management fee will only be charged on property value, and not cash or other net assets, until more than 80% of the net proceeds from the disposal of Clipstone IX Limited and Clipstone Ten Limited have been reinvested. It was previously 1.25% of the net asset value of the Group up to a value of £225m and 1% of the net asset value in excess of £225m. The management fee is measured and paid quarterly in arrears. The Property Manager is also entitled to a performance fee following the direct or indirect sale of all of the Group's Portfolio Interests (including the sale of the Company or its subsidiaries). The Performance Fee equals 20% of any balance of net sale proceeds and other cash that would remain after the total distributions to Shareholders over the Company's life equal the aggregate issue price of the Ordinary Shares and a return of 9% per annum, without compounding. A performance fee was crystalised and paid following the disposal of Clipstone IX Limited and Clipstone Ten Limited, and subsequently rebased. Toby Dean is a director and shareholder of Clipstone IM and a director and shareholder of the Company. Richard Demarchi is a director and shareholder of Clipstone IM and a director and shareholder of the Company.

Dividend Policy

The Company intends to pay interim dividends on a quarterly basis in cash. The Company paid a dividend on 29 August 2025 at an annualised rate of 6.5 pence per share. The Board is targeting sustainable increases in the dividend rate once existing cash holdings have been invested.

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

Key Performance Indicators

The Directors consider that the Group's net asset value is a more appropriate indicator of the performance of a property investment Group than earnings per share.

The Group's net asset value (NAV) less potential performance fee per share at 30 June 2026 was £1.9121 (2025: £1.9171), which represents an increase of 95.1% (2025: 95.6%) over the £0.98 on admission on 17 December 2014.

The Group's properties were independently valued at 30 June 2026 at £58.25m (2025: £334.90m), an increase of 2.6% (2025: 22.9%) over their aggregate acquisition price, excluding acquisition costs.

Outlook and Future Developments

While the weak economic backdrop and global geopolitical risks continue to weigh on the occupational market, they are also creating more attractive pricing in the investment market, allowing us to re-invest our cash on what the management team believes are favourable terms. This is reflected in the speed, pricing and quality of our acquisitions since the disposal of the Group's previous portfolio on 1 October 2025. Despite these challenges, we still remain positive on the medium to long-term outlook for the sector, given the continued shortage of supply, and on the returns we believe we can deliver for shareholders over time.

The Directors believe today's market represents one of the best buying opportunities since 2008 for the Company's target market. Whilst buyers for larger deals are active, in the sub-£15 million range there are few buyers for good quality industrials. Institutional buyers are generally inactive as they are taking a "wait and see" approach. Private equity buyers are targeting larger deals or deals with higher levels of risk. Property companies and high net worth individuals are constrained by the cost of debt.

Given the shortage of industrial space in our markets and constrained development activity, we believe there is scope to increase Expected Rental Values ("ERVs") even in a difficult economic environment. We also expect to drive further ERV growth through our proven asset management strategies. That said, the occupational market remains subdued, with lettings taking longer than usual, incentives beginning to rise, and rental growth slower than in recent years, although across Clipstone's mandates we continue to let vacant units at or above ERV.

STATEMENT BY THE DIRECTORS IN PERFORMANCE OF THEIR STATUTORY DUTIES IN ACCORDANCE WITH s172(1) COMPANIES ACT 2006

The Board of Directors of Clipstone Industrial REIT plc consider, both individually and together, that they have acted in the way they consider, in good faith, would be most likely to promote the success of the Company for the benefit of its members as a whole (having regard to the stakeholders and matters set out in s172(1)(a-f) of the Act) in the decisions taken during the year ended 30 June 2026, particularly in respect of the key events described in this Strategic Report.

The Directors of Clipstone Industrial REIT plc – and those of all UK companies – must act in accordance with a set of general duties. These duties are detailed in the UK's Companies Act and include a duty to promote the success of the Company, which is summarised below. As part of their induction, the Directors are briefed on their duties and they can access professional advice on these – either through the Company or, if they judge it necessary, from an independent provider.

Typically, in Alternative Investment Funds such as Clipstone Industrial REIT plc, the Directors fulfil their duties partly through a governance framework that delegates day-to-day decision-making to an

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

Alternative Investment Fund Manager and a Property Manager. The Alternative Investment Fund Manager is Clipstone Capital Limited, and the Property Manager is Clipstone Investment Management Limited.

The Board recognises that such delegation needs to be much more than simple financial authorities and, in this section of the report, we have summarised our governance structure, which covers: the values and behaviours expected of our employees; the standards they must adhere to; how we engage with stakeholders; and how the Board looks to ensure that we have a robust system of control and assurance processes.

Section 172 of the UK's Companies Act

In summary, as required by Section 172 of the UK's Companies Act, a director of a company must act in the way (s)he considers, in good faith, would most likely promote the success of the company for the benefit of its shareholders. In doing this, the director must have regard, amongst other matters, to the:

- likely consequences of any decisions in the long term;
- interests of the company's employees;
- need to foster the company's business relationships with suppliers, customers and others;
- impact of the company's operations on the community and environment;
- company's reputation for high standards of business conduct; and
- need to act fairly as between members of the company.

Stakeholders

A board should communicate effectively with its shareholders and understand their views, and also act fairly as between different members. Fostering business relationships with key stakeholders, such as customers – in our case our tenants - and suppliers, is also important to a company's success. A board should have visibility of these relationships so that it is able to take stakeholder considerations into account when making decisions. In their decision-making, Directors need to have regard to the impact of a company's operations on the community and environment.

Overview of how the Board performed its duties

Shareholders

The Board receives regular updates from the Alternative Investment Fund Manager (AIFM) of the Company on feedback received from investors. The AIFM sends out quarterly updates to all shareholders and has regular conversations with individual shareholders. The feedback received has been positive and the AIFM will continue to engage actively with all of our shareholders.

Employees

The Company does not have any employees other than the Directors.

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

Tenants

The Property Manager closely monitors the relationship with all our tenants, whether that be directly, via our managing agents or other third-party asset managers. At all scheduled Board meetings, the Property Manager briefs the Board on our performance in delivering on our commitments to tenants and the quality of these critical relationships. Providing safe, well-maintained, and functional properties to our tenants is key in retaining and attracting tenants, as well as being responsive and reasonable with any queries or requests tenants have.

Suppliers

The Board recognises that our key supplier relationships are with our managing agent and Property Manager. The Board meets regularly with the Property Manager to receive updates on the performance of the property portfolio and to discuss future plans for our assets.

Community and environment

The Board recognises the importance of leading a company that not only generates value for shareholders but also contributes to wider society.

As a real estate investment company, we recognise that environmental and climate risks could impact us directly, and we are committed to reducing the environmental impact of our operations and buildings and minimising our environmental footprint. The Board has mandated that our businesses implement the requirements of our Sustainable Investment Policy, which details our commitment to high standards of environmental management.

STATEMENT OF PRINCIPAL RISKS AND UNCERTAINTIES

Risks relating to the REIT status of the Company

The basis of taxation of any Shareholder's holding in the Company will differ or change fundamentally if the Company fails or ceases to maintain its REIT status as the Company was set up to benefit from this structure. The requirements for maintaining REIT status are complex. There is a risk that the REIT Regime may cease to apply in some circumstances. The Company will continue to manage its operations with a view to compliance with the REIT conditions with close attention from the Board.

Risks relating to debt financing

Following the disposal of Clipstone IX Limited and Clipstone Ten Limited, the Group no longer has any borrowing facilities. Once the proceeds of the sales have been fully invested the Group will look to add a modest level of leverage to help improve long term returns to Shareholders, in line with our investment policy.

Should leverage be added at a future date, compliance with the Group's banking covenants will depend on a number of factors including general financial conditions, which are very difficult to predict. If real estate assets owned by the Group decrease in value such covenants could be inadvertently breached, and the impact of such an event could include: an increase in borrowing costs; a call for additional capital from the lender; or payment of a fee to the lender; or in such cases where other remedies were not available, it could require a sale of an asset, or a forfeit of any asset to a lender, which could result in a total or partial loss of equity value for each specific asset, or indeed the Group as a whole. The

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

Board will closely monitor compliance with any future banking covenants and maintain the overall gearing against the value and quality of the property portfolio.

Conditions affecting the UK property market

The Group's performance will be affected by, amongst other things, general conditions affecting the UK property market, as a whole or specific to the Group's investments, including decrease in capital values and weakening of rental yields. The value of industrial real estate in the UK may be negatively impacted as a result of economic recession, reductions in available credit, or changes in market confidence. The Group's ability to dispose of its properties, and the price realised in any such disposals, will also depend on the general conditions affecting the investment market at the time of the disposal. The Group's business and results of operations may be materially adversely affected by a number of factors outside of its control, including but not limited to (i) a general property market contraction, (ii) a decline in property rental values, and (iii) changes in laws and governmental regulations in relation to property, including those relating to permitted and planning usage, taxes and government charges, health and safety and environmental compliance.

If conditions affecting the investment market negatively impact the price at which the Group is able to dispose of its assets, if the Group suffers a material decrease in property rental income, or if the Group suffers a material increase in its operating costs, this may have a material adverse effect on the Group's business and results of operations. The Group mitigates this risk by careful selection of properties for acquisition within its target sector having particular regard to location and the covenant strength of the tenants.

Operational performance of tenants and tenant default

Both the rental income and the market value of the properties acquired by the Group will be affected by the operational performance of the related business being carried on in the property and the general financial performance of the tenant. The operational performance of a tenant will be affected by local conditions such as household incomes. Both rental income and market values may also be affected by other factors specific to the UK industrial property market, such as competition from other property funds. In the event of default by a tenant if it is in financial difficulty or otherwise unable to meet its obligations under the lease, the Group will suffer a rental shortfall and incur additional expenses until the property is re-let. These expenses could include legal and surveyor's costs in re-letting, maintenance costs, insurances, rates and marketing costs and may have a material adverse impact on the financial condition and performance of the Group and/or the level of dividend cover. The Group receives regular reports on concentrations of risk and any tenants in arrears. The Property Manager monitors such reports in order to anticipate and minimise the impact of defaults by occupational tenants.

Subjective nature of valuations

The value of property and property related assets is inherently subjective due to the individual nature of each property. In determining the value of properties and property-related assets, valuers are required to make assumptions in respect of matters including, but not limited to, the existence of willing sellers in uncertain market conditions, title, condition of structure and services, deleterious materials, plant and machinery and goodwill, environmental matters, statutory requirements and planning, expected future rental revenues from the property and other information. Such assumptions may prove to be inaccurate. Incorrect assumptions underlying the valuation reports could negatively affect the value of any property assets the Group acquires and thereby have a material adverse effect on the Group's financial condition. This is particularly so in periods of volatility or when there is limited real estate transactional data against which property valuations can be benchmarked. This risk is minimised by the appointment of external property valuers who are independent and professional.

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

Risks relating to the reliance on the Property Manager, the AIFM and their respective key individuals

The ability of the Group to achieve its Investment Objective depends on the ability of the Property Manager and the AIFM to identify, select and execute investments which offer the potential for satisfactory returns. The availability of suitable investment opportunities will depend, in part, upon conditions in the UK industrial real estate market and the level of competition for assets in that market. The Board and the Property Manager review strategic opportunities on an ongoing basis.

Accordingly, the ability of the Group to achieve its Investment Objective depends heavily on the experience of the Property Manager's and the AIFM's teams, and more generally on the ability of the Property Manager and the AIFM to attract and retain suitable staff. The underperformance or the departure of key skilled professionals from the Property Manager and/or the AIFM could have a material adverse effect on the Group's business and financial condition and on the results of its operations. The Board monitors the performance of the AIFM and the Property Manager and has the ability to change or vary their appointment subject to relevant notice requirements.

Risks relating to Sustainable Property Investment

The Group's stakeholders expect us to comply with responsible business practices and to ensure that we operate an effective policy on the environmental and social impacts of our properties and the governance of the company. Failing to adhere to best practices could lead to reputational damage, reduced returns for shareholders, negative impact on asset liquidity, reduced access to debt and capital markets and a breakdown in relationships with stakeholders.

The Board receives reports on sustainability matters at every quarterly meeting from the Property Manager. The staff of the Property Manager receive training in sustainable investment practices, and monitor changes in law, stakeholder sentiment and best practice in relation to responsible business, seeking advice where needed from specialist consultants. We monitor EPC ratings against a benchmark to ensure compliance with current and future Minimum Energy Efficiency Standards ("MEES") that could otherwise impact on the quality and desirability of our buildings leading to increased void rates, lost income and reduced liquidity. We consider the risks posed by climate change for our properties and plan accordingly, working with occupiers where possible to improve the energy efficiency of our assets. We consider the usage of our buildings and how this will impact on the local area and society. We also look to provide properties which are attractive to business, and which will support local employment. We are currently working towards the targets in our Net Zero Strategy. A report on performance against these targets is on page 12.

The Strategic Report was approved by the board and signed on its behalf by:-

DocuSigned by:
Toby Dean
D480D85E11F7475...
……..

Toby Dean

Director

8 October 2026

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

The Company and its Property Manager are working towards achieving our goal of Net Zero by 2040. Our Net Zero Strategy sets out targets which will be key to achieving net zero. In this report we examine our progress against these targets. In previous years we reported progress against our targets and details of our carbon emissions.

Given that the entire property portfolio was disposed of on 1 October 2025, and the Company is in the process of reinvesting the proceeds, we will recommence reporting on our new portfolio once substantially reinvested. For the properties acquired during the year we do not yet have any tenant emissions data, and will be assessing solutions to capture this data going forwards. We are also mindful of our Net Zero Strategy as part of our reinvestment process, targeting properties which do not have potential issues concerning sustainability which would require significant and costly interventions.

Social and Governance

In addition to our commitments around sustainable property investment, we also have policies on social responsibility and good governance. We require contractors to follow our modern slavery and supplier code of conduct. We produce a Modern Slavery Annual Statement, setting out the steps we have taken to ensure our business and our portfolios are free from Modern Slavery.

The Property Manager requires its staff to abide by its Equality, Diversity and Inclusion policy. We acknowledge that the Property Manager is currently not a diverse company and commit to working with them to improve this. The Property Manager will maintain statistics on its diversity in terms of gender, ethnicity, and socio-economic background, and aim to improve these statistics by building it into its hiring process. In order to promote the participation of underrepresented groups in the property industry, Clipstone IM is a sponsor for the Worshipful Company of Chartered Surveyors' Pathways to Property bursary scheme. This involves both financial and practical support for a student to study for and pursue a career in Real Estate. To qualify for the scheme the student must be from a disadvantaged background and meet several socio-economic criteria. Clipstone IM is now supporting a second student through this scheme who has just started her second year at Nottingham Trent. Clipstone IM will aim to provide her support through the remainder of her studies and hopefully in her future career in real estate.

The Company and its Property Manager's sustainable property investment policies and targets along with the Company's Net Zero Strategy and accompanying policies can be found on our website.

http://www.clipstone.co.uk/environmental-social-and-governance-policies/

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

The Directors present their Report and Financial Statements of the Company for the year to 30 June 2026.

Results and dividends

The results for the year are set out in the attached financial statements.

Interim dividends totalling 6.5 pence per share were declared during the year comprising dividends of 1.6250 pence per share paid on 29 August 2025, 1.6250 pence per share on 24 December 2025, 1.6250 pence per share on 20 February 2026 and 1.6250 pence per share on 22 May 2026.

Principal Activity and Status

The Company is registered as a public limited company under the Companies Act 2006 (number 09046897). It is an investment company as defined by Section 833 of the Companies Act 2006.

Taxation

The group operates as a Real Estate Investment Trust and therefore profits and gains from its qualifying property rental business are expected to be exempt from corporation tax.

Going Concern

The Directors have had regard to the guidance issued by the Financial Reporting Council in assessing the going concern basis of accounting. After making enquiries and considering the nature of the Company's business and assets, the Directors consider that the Company has adequate resources to continue in operational existence for the foreseeable future. Therefore, the financial statements have been prepared on the going concern basis.

Directors

The Directors of the Company during the year and their shareholdings at the reporting date and the date of this report were:

	8 October 2026	30 June 2026	30 June 2025
Karl Stephen Sternberg	-	-	322,768
Anna Rule	-	-	-
Toby John Grenville Dean	5,682,815	5,682,815	13,901,774
Richard Robert Dury Demarchi	13,256	13,256	13,256

Post Balance Sheet Events

Details of post balance sheet events are given in the Chairman's Statement.

Financial Risk Management

Details of the Group’s financial risk management are given in Note 24 to the Financial Statements.

Future Developments

Details of future developments are disclosed in the Strategic Report.

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

Directors' Indemnity Insurance

The Directors have a benefit of an indemnity in respect of liabilities arising out of the proper performance of their duties and an exclusion of liability save to the extent of any negligence, fraud, wilful default and breach of duty.

Statement of Disclosure to Auditor

So far as each of the Directors is aware, there is no relevant audit information of which the Company's auditor is unaware. Additionally, the Directors have taken all the necessary steps that they ought to have taken as Directors in order to make themselves aware of all relevant audit information and to establish that the Company's auditor is aware of that information.

Auditor

The Independent Auditor's Report can be found on page 17. Beavis Morgan Audit Limited were appointed as auditor to the Company in accordance with section 485 of the Companies Act 2006. Their reappointment will be proposed at the next Annual General Meeting.

Annual General Meeting

The Annual General Meeting of the Company will be held on 2 November 2026.

By order of the Board

DocuSigned by:
Toby Dean
D480D85E11F7475...

Toby Dean

Director

8 October 2026

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

The Directors are responsible for preparing 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 the Directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the Directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Group and Company and of the profit or loss 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 accounting estimates that are reasonable and prudent;
- state whether applicable UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company and Group 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 the Group and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Company and the Group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Directors are responsible for the maintenance and integrity of the corporate and financial information included on the Company’s website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

Opinion

We have audited the financial statements of Clipstone Industrial REIT plc (the 'parent company') and its subsidiaries (the 'group') for the year ended 30 June 2026 which comprise the Consolidated Statement of Comprehensive Income, the Consolidated Statement of Financial Position, the Parent Company Statement of Financial Position, the Consolidated Statement of Changes in Equity, the Parent Company Statement of Changes in Equity, the Consolidated Statement of Cash Flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 'The Financial Reporting Standard Applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the group's and of the parent company's affairs as at 30 June 2026 and of the group's loss for the year then ended;

- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and

- have been prepared in accordance with the requirements of the Companies Act 2006.

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 group and parent 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 listed entities, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Our approach to the audit

Our audit of the group was scoped by obtaining an understanding of the group and its environment, including the group's system of internal control, the applicable legal and regulatory framework and the industry in which it operates, and assessing the risks of material misstatement in the financial statements at both the group and parent company level. We also addressed the risk of management override of internal controls, including assessing whether there was evidence of bias by the directors that may have represented a risk of material misstatement.

The group operates in one segment, investment property, structured through a number of subsidiary entities. We therefore treated the group as one significant component. The group audit engagement team, led by the senior statutory auditor, performed all the work necessary to issue the group and parent company audit opinion, including undertaking all of the audit work on the risks of material misstatement identified in the Key audit matters section below.

Key audit matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the current period and include the most significant assessed risks of material misstatement (whether or not due to fraud) we identified, including those which had the

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

greatest effect on: the overall audit strategy, the allocation of resources in the audit; and directing the efforts of the engagement team. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters individually.

Key audit matter	How our scope addressed this matter
Valuation of investment properties As detailed in note 13, the group owns a portfolio of investment properties which, as described in the accounting policy in note 2(h), are held at fair value in the group financial statements. As described in note 2(n), valuation of investment properties is a key area of estimation. The group engaged an independent external valuer to undertake the valuation of its investment property portfolio. The valuation of the group's investment properties requires significant judgements to be made by the valuer. Any input inaccuracies or unreasonable valuation judgements could result in a material misstatement of the group's financial statements. There is also a risk of fraud in relation to the valuation of the investment properties where the directors or management may influence the significant judgements and estimates in respect of property valuations in order to achieve property valuation and other performance targets. For these reasons we considered the valuation of investment properties to be a key audit matter.	Our audit work included, but was not restricted to, the following: **Experience of the valuer and relevance of their work** We assessed the competence, qualifications, independence and objectivity of the external valuer engaged by the group and reviewed the terms of their engagement for any unusual arrangements or evidence of management bias therein or limitations in the scope of their work. Real estate experts within our team read the valuation report and confirmed that all valuations had been prepared in accordance with applicable valuation guidelines and were therefore appropriate for determining the carrying value in the group's financial statements. **Data provided to the valuer** We performed tests on the validity of the underlying data provided to the valuer by management. This data included inputs such as current rent and lease terms, which we agreed on a sample basis to the executed lease agreements. **Assumptions and estimates used by the valuer** We developed yield expectations for each property using available independent industry data around the year end date. We compared the key valuation assumptions against our independently formed market expectations and challenged the external valuer where significant variances from these expectations were identified. The key valuation assumptions were the market capitalisation rates and estimated rental values (ERVs), which we evaluated by reference to market data based on the location and specifics of each property and, in the case of ERVs, recent leasing activity at the subject property.

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

Key audit matter (continued)	How our scope addressed this matter (continued)
	Related disclosures in the financial statements We reviewed the appropriateness of the group's disclosures within the financial statements in relation to valuation methodology and key valuation assumptions. **Key observations** Based on our work we consider assumptions adopted by the directors in the valuation were reasonable and the methodology applied was appropriate.
Accounting for the acquisition of West Norfolk Tomatoes Limited (WNT) As detailed in notes 13 and 14, the company acquired WNT, a property-holding company, during the year. As described in note 2(n), the directors concluded that the acquisition did not constitute a business combination and have accounted for it as a purchase of assets. The acquisition of WNT was also conditional on the buyback of shares in the parent company that were held by WNT. The commercial terms of the transaction dictated that the consideration paid by the parent company for the share buyback was less than the market value of those shares, with a compensatory amount then added to the consideration that the parent company paid to acquire the share capital of WNT. As described in note 2(n), the directors concluded these linked transactions should be accounted for based on substance rather than legal form. Accordingly, the proceeds of the share buyback were increased to the market value of the shares repurchased, with the proceeds for the acquisition of WNT reduced accordingly.	Our audit work included, but was not restricted to, the following: **Understanding the transaction** We obtained and read the sale and purchase agreement for the acquisition of WNT and identified the key terms. We reviewed and understood the transaction steps, including the share buyback condition of sale, and verified the occurrence of the key components therein. **Nature of acquisition** We evaluated the directors' assessment that WNT did not constitute a business in accordance with FRS 102, and therefore that the acquisition of WNT should not be accounted for as a business combination in accordance with Section 19 Business Combinations and Goodwill. We gave particular focus to the nature of the assets held by WNT and the processes that are applied by WNT's property management agent to generate income and capital growth from these assets. **Consideration payable** We established that the share buyback and subsequent acquisition of WNT were linked and understood the commercial rationale for setting the purchase consideration for each component of the overall transaction. We evaluated the directors' judgement to account for the consideration allocation based on substance over legal form by considering whether such presentation would enhance the reliability of the financial statements for users.

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

Key audit matter (continued)	How our scope addressed this matter (continued)
The determination that the acquisition of WNT is not a business combination, and the application of substance over form when accounting for the consideration payable, are critical judgements as they impact on how a material transaction is reflected in the group financial statements. We therefore considered the accounting for the acquisition of WNT to be a key audit matter.	**Related disclosures in the financial statements** We reviewed the appropriateness of the group's disclosures within the financial statements in relation to the judgements taken in accounting for this acquisition. **Key observations** Based on our work we consider the judgements taken by the directors in relation to the acquisition of WNT were reasonable and the resultant accounting for that acquisition was appropriate.
Performance fee payable As detailed in note 8, the disposal of the group's property portfolio in October 2025 resulted in a £11.21m performance fee becoming payable to the Property Manager. The Property Manager is a related party and therefore there is a risk of management bias in the calculation of this fee. For this reason we considered the determination of the performance fee to be a key audit matter.	Our audit work included, but was not restricted to, the following: **Determination of entitlement** We obtained and read the Property Management Agreement and confirmed that the disposal of the group's property-owning subsidiaries in the year was a trigger for crystallising a performance fee entitlement payable to the Property Manager. We checked through reperformance that the performance fee amount had been appropriately calculated in accordance with the relevant provisions of the Property Management Agreement. **Related disclosures in the financial statements** We reviewed the appropriateness of the group's disclosures within the financial statements in relation to the performance fee, in particular that it should be disclosed as a related party transaction and form part of the profit or loss on the disposal of the subsidiaries. **Key observations** Based on our work we consider the recognition, calculation and disclosure of the performance fee expense in the year to be reasonable.

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

Our application of materiality

We apply the concept of materiality both in planning and performing our audit, and in evaluating the effect of misstatements. We consider materiality to be the magnitude by which misstatements, including omissions, could influence the economic decisions of reasonable users that are taken on the basis of the financial statements.

In order to reduce to an appropriately low level the probability that any misstatements exceed materiality, we use a lower materiality level, performance materiality, to determine the extent of testing needed. Importantly, misstatements below these levels will not necessarily be evaluated as immaterial as we also take account of the nature of identified misstatements, and the particular circumstances of their occurrence, when evaluating their effect on the financial statements as a whole.

We considered total assets to be one of the principal considerations for the users of the financial statements in assessing the financial performance of the group and parent company, and accordingly this consideration influenced our benchmark for materiality. Based on our professional judgement, we set materiality for both the group and parent company at £600,000, having started from a basis of 1% of total assets excluding cash balances which are not currently used in the group's investment property business.

On the basis of our risk assessment, together with our assessment of the group's overall control environment, our judgement was that performance materiality for the group and parent company should be 75% of materiality.

Specific materiality

We also determined that for account balances and classes of transactions that impact on the group's underlying earnings, a misstatement of less than materiality for the financial statements as a whole, specific materiality, could influence the economic decisions of users. As a result, we determined materiality of £160,000, based on 5% of profit after tax but excluding unrealised valuation gains or losses and non-recurring exceptional items (including gains or losses on property disposals), to apply to those classes of transactions and balances which impact the calculation of that adjusted profit metric. We further applied a performance materiality level of 75% of specific materiality to ensure that the risk of errors exceeding specific materiality was appropriately mitigated.

Reporting threshold

We agreed to report to the directors any individual audit differences in excess of £30,000 as well as differences below that threshold that, in our view, warranted reporting on qualitative grounds.

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 group's and the parent company's ability to continue to adopt the going concern basis of accounting included:

- Using our knowledge of the group and its market sector together with the current economic environment to assess the directors' identification of the inherent risks to the group's and the parent company's business and how these might impact the group's and the parent company's ability to remain a going concern for at least twelve months from when the financial statements are authorised for issue;

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

- Obtaining an understanding of the directors' process for assessing going concern including an understanding of the key assumptions used;

- Reviewing the forecasts that support the directors' going concern assessment and verifying current cash and cash equivalent balances;

- Considering Board minutes and evidence obtained through the audit for any contradictory information in the forecasts and the resultant impact to the going concern assessment; and

- Reviewing the disclosures in the financial statements relating to going concern to check that the disclosure is consistent with the circumstances.

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 group's and the parent company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

Other information

The 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 our report, we do not express any form of assurance conclusion thereon.

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

We have nothing to report in this regard.

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 the 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 group and the parent company and its environment obtained in the course of the audit, we have not identified material misstatements in the strategic report or the directors' report.

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

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

- adequate accounting records have not been kept by the parent company, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent company 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 Statement of Directors' Responsibilities, 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 group's and the parent 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 group or the parent company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

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

Discussions with and enquiries of management and those charged with governance were held with a view to identifying those laws and regulations that could be expected to have a material impact on the financial statements. During the engagement team briefing, the outcomes of these discussions and enquiries were shared with the team, as well as consideration as to where and how fraud may occur in the group.

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

The following laws and regulations were identified as being of significance to the group:

- Those laws and regulations considered to have a direct effect on the financial statements include UK accounting standards, company law, tax legislation (including the UK REIT regime requirements) and TISE Rules; and

- Those laws and regulations for which non-compliance may be fundamental to the operating aspects of the business and therefore may have a material effect on the financial statements include environmental regulations and health and safety legislation.

Audit procedures undertaken in response to the potential risks relating to irregularities (which include fraud and non-compliance with laws and regulations) comprised of:

- inquiries of management and those charged with governance as to whether the group complies with such laws and regulations;

- enquiries with the same concerning any actual or potential litigation or claims;

- review of Board meeting minutes during and subsequent to the year for indicators of non-compliance;

- inspection of relevant legal correspondence;

- testing the appropriateness of journal entries;

- evaluating material estimates, including the valuation of investment property, for indicators of management bias; and

- the performance of analytical review to identify unexpected movements in account balances which may be indicative of fraud.

No instances of material non-compliance were identified. However, the likelihood of detecting irregularities, including fraud, is limited by the inherent difficulty in detecting irregularities, the effectiveness of the group's controls, and the nature, timing and extent of the audit procedures performed. Irregularities that result from fraud might be inherently more difficult to detect than irregularities that result from error. As explained above, there is an unavoidable risk that material misstatements may not be detected, even though the audit has been planned and performed in accordance with ISAs (UK).

A further description of our responsibilities is available on the Financial Reporting Council’s website at https://www.frc.org.uk/auditorsresponsibilities.

This description forms part of our auditor’s report.

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

Use of our report

This report is made solely to the parent 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 parent 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 any party other than the parent company and parent company's members as a body, for our work, for this report, or for the opinions we have formed.

DocuSigned by:
Richard Thacker
C42BE7F95CEA454...

Richard Thacker (Senior Statutory Auditor)
For and on behalf of Beavis Morgan Audit Limited, Statutory Auditor
Chartered Accountants
82 St John Street
London
EC1M 4JN
8 October 2026

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 30 JUNE 2026

	Notes	30 June 2026	30 June 2025
		£	£
Turnover - Rental income		**6,538,608**	18,199,219
Cost of sales			
- Direct property expenses		**(1,507,498)**	(1,742,875)
- Property management expenses		**(1,128,954)**	(2,926,420)
		(2,636,452)	(4,669,295)
Gross profit		**3,902,156**	13,529,924
Other operating income		**62,198**	31,874
Administrative expenses		**(1,312,481)**	(359,969)
Gain on disposal of investment properties	7	**723**	-
Loss on disposal of subsidiaries	8	**(6,536,262)**	-
Value adjustments			
- Fair value of investment properties	13	**(1,266,097)**	21,635,843
- Value of incentives on investment properties	13	**48,256**	149,765
- Derivative financial instruments		**-**	(45,349)
		(9,003,663)	21,412,164
Operating (loss)/profit	4	**(5,101,507)**	34,942,088
Interest receivable		**2,487,258**	49,232
Interest payable	9	**(1,216,014)**	(5,141,671)
(Loss)/Profit on ordinary activities before tax		**(3,830,263)**	29,849,649
Taxation	10	**(536,724)**	-
Total comprehensive income for the financial year		**(4,366,987)**	29,849,649
(Loss)/Earnings per ordinary share			
Basic and diluted (pence per share)	12	**(5.1)**	24.4

Turnover and profit on ordinary activities are derived wholly from continuing activities.

The accompanying notes are an integral part of these financial statements.

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2026

	Notes	30 June 2026	30 June 2025
		£	£
Fixed assets			
Investment properties	13	**58,225,563**	333,700,638
		58,225,563	333,700,638
Current assets			
Debtors	15	**2,129,441**	6,954,257
Cash at bank and in hand		**70,862,249**	5,388,267
		72,991,690	12,342,524
Creditors: amounts falling due within one year	16	**(2,999,210)**	(71,313,934)
Net current assets/(liabilities)		**69,992,480**	(58,971,410)
Total assets less current liabilities		**128,218,043**	274,729,228
Creditors: amounts falling due after more than one year	17	**-**	(30,801,414)
Provisions for liabilities	19	**(892,266)**	-
Net assets		**127,325,777**	243,927,814
Capital and reserves			
Called up share capital	20	**665,906**	1,222,656
Share premium account	20	**100,447,830**	127,141,330
Capital reduction reserve	20	**24,000,000**	39,000,000
Capital redemption reserve	20	**780,839**	155,014
Revaluation reserve		**(1,293,884)**	48,841,705
Retained earnings		**2,725,086**	27,567,109
Shareholders' funds		**127,325,777**	243,927,814
Net asset value per ordinary share (pence)	21	**191.21**	199.51

The Company's profit for the year was £53,233,801 (2025: £8,132,772).

These financial statements were approved and authorised for issue by the Board on 8 October 2026 and were signed on its behalf by:

DocuSigned by:
Toby Dean
D480D85E11F7475...

Toby Dean

Director

The accompanying notes are an integral part of these financial statements.

Registered number 09046897

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

PARENT COMPANY STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2026

	Notes	30 June 2026	30 June 2025
		£	£
Fixed assets			
Investment in subsidiary undertakings	14	**59,857,997**	187,419,387
Current assets			
Debtors	15	**341,926**	21,459
Cash at bank and in hand		**70,230,674**	859,934
		70,572,600	881,393
Creditors: amounts falling due within one year	16	**(1,402,740)**	(1,163,940)
Net current assets/(liabilities)		**69,169,860**	(282,547)
Total assets less current liabilities		**129,027,857**	187,136,840
Provisions for liabilities	19	**(892,266)**	-
Net assets		**128,135,591**	187,136,840
Capital and reserves			
Called up share capital	20	**665,906**	1,222,656
Share premium account	20	**100,447,830**	127,141,330
Capital reduction reserve	20	**24,000,000**	39,000,000
Capital redemption reserve	20	**780,839**	155,014
Retained earnings		**2,241,016**	19,617,840
Shareholders' funds		**128,135,591**	187,136,840

These financial statements were approved and authorised for issue by the Board on 8 October 2026 and were signed on its behalf by:-

DocuSigned by:
Toby Dean
D480D85E11F7475...

Toby Dean

Director

The accompanying notes are an integral part of these financial statements.

Registered number 09046897

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30 JUNE 2026

	Share Capital	Share Premium	Capital Reduction Reserve	Capital Redemption Reserve	Revaluation Reserve	Retained Earnings	Total
	£	£	£	£	£	£	£
Balance at 1 July 2024	1,222,656	127,141,330	39,000,000	155,014	27,056,097	27,450,335	222,025,432
Profit for the year	-	-	-	-	-	29,849,649	29,849,649
Unrealised gain on revaluation of investment property transferred to revaluation reserve	-	-	-	-	21,635,843	(21,635,843)	-
Lease incentive valuation adjustment transferred to revaluation reserve	-	-	-	-	149,765	(149,765)	-
Dividends paid (see note 11)	-	-	-	-	-	(7,947,267)	(7,947,267)
Balance at 30 June 2025	1,222,656	127,141,330	39,000,000	155,014	48,841,705	27,567,109	243,927,814
Shares issued	69,075	13,306,500	-	-	-	-	13,375,575
Share premium reduction	-	(40,000,000)	40,000,000	-	-	-	-
Shares bought back	(625,825)	-	(55,000,000)	625,825	-	(65,377,515)	(120,377,515)
Loss for the year	-	-	-	-	-	(4,366,987)	(4,366,987)
Realised gains recognised on disposal of subsidiaries	-	-	-	-	(48,439,011)	48,439,011	-
Consolidation adjustment released on disposal of investment properties	-	-	-	-	(478,737)	478,737	-
Unrealised loss on revaluation of investment property transferred to revaluation reserve	-	-	-	-	(1,266,097)	1,266,097	-
Lease incentive valuation adjustment transferred to revaluation reserve	-	-	-	-	48,256	(48,256)	-
Dividends paid (see note 11)	-	-	-		-	(5,233,110)	(5,233,110)
Balance at 30 June 2026	**665,906**	**100,447,830**	**24,000,000**	**780,839**	**(1,293,884)**	**2,725,086**	**127,325,777**

Retained Earnings represent the cumulative net gains and losses recognised in the Consolidated Statement of Comprehensive Income less dividends paid from this reserve.

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

PARENT COMPANY STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30 JUNE 2026

	Share Capital	Share Premium	Capital Reduction Reserve	Capital Redemption Reserve	Retained Earnings	Total
	£	£	£	£	£	£
Balance at 1 July 2024	1,222,656	127,141,330	39,000,000	155,014	19,432,335	186,951,335
Profit for the year	-	-	-	-	8,132,772	8,132,772
Dividends paid (see note **11**)	-	-	-	-	(7,947,267)	(7,947,267)
Balance at 30 June 2025	1,222,656	127,141,330	39,000,000	155,014	19,617,840	187,136,840
Shares issued in the year	69,075	13,306,500	-	-	-	13,375,575
Share premium reduction	-	(40,000,000)	40,000,000		-	-
Shares bought back	(625,825)	-	(55,000,000)	625,825	(65,377,515)	(120,377,515)
Profit for the year	-	-	-	-	53,233,801	53,233,801
Dividends paid (see note **11**)	-	-	-	-	(5,233,110)	(5,233,110)
Balance at 30 June 2026	**665,906**	**100,447,830**	**24,000,000**	**780,839**	**2,241,016**	**128,135,591**

Retained earnings and the capital reduction reserve are distributable to shareholders by way of dividends.

The accompanying notes are an integral part of these financial statements.

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30 JUNE 2026

	30 June 2026	30 June 2025
	£	£
Cash flows from operating activities		
(Loss)/Profit for the financial year	**(4,366,987)**	29,849,649
Adjustments for:		
Loss on disposal of subsidiaries	**6,536,262**	-
Gain on disposal of investment properties	**(723)**	-
Unrealised revaluation of investment properties	**1,266,097**	(21,635,843)
Movement in lease incentive valuation	**(48,256)**	(149,765)
Unrealised value adjustment of derivative financial instruments	**-**	45,349
Interest payable	**1,216,014**	5,141,671
Interest receivable	**(2,487,258)**	(49,232)
Corporation tax expense	**536,724**	-
Change in debtors and accrued income	**(2,701,828)**	267,500
Change in creditors and accruals	**467,906**	443,410
Cash from operations	**417,951**	13,912,739
Interest paid	**(1,067,750)**	(4,676,050)
Interest received	**2,487,258**	49,232
Corporation tax paid	**(1,818,351)**	-
Net cash from operating activities	**19,108**	9,285,921
Cash flows from investing activities		
Purchase of investment property and capital expenditure	**(35,754,716)**	(224,013)
Disposal of subsidiaries net of cash and disposal costs	**235,057,068**	-
Disposal of investment properties	**125,723**	-
Acquisitions of subsidiaries net of cash	**(9,018,375)**	-
Net cash from investing activities	**190,409,700**	(224,013)
Cash flows from financing activities		
Buy back of shares	**(107,422,558)**	-
Proceeds from loan financing (net of fees)	**-**	(20,301)
Loan repayments	**(12,279,765)**	-
Repayments under finance leases	**(19,393)**	(77,570)
Dividends paid	**(5,233,110)**	(7,955,743)
Net cash from financing activities	**(124,954,826)**	(8,053,614)
Net increase in cash and cash equivalents	**65,473,982**	1,008,294
Cash and cash equivalents at the beginning of the year	**5,388,267**	4,379,973
Cash and cash equivalents at the end of the year	**70,862,249**	5,388,267
Components of cash and cash equivalents		
Cash	**17,900,833**	5,388,267
Cash equivalents	**52,961,416**	-
	70,862,249	5,388,267

The accompanying notes are an integral part of these financial statements.

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

1 Corporate information

Clipstone Industrial REIT plc (the Company) is a public limited company incorporated and domiciled in England and Wales whose shares are publicly traded on The International Stock Exchange.

2 Basis of Preparation and Accounting Policies

(a) Basis of Preparation of Financial Statements

A summary of the principal accounting policies of the Company and its subsidiary undertakings (the Group), which have been applied consistently throughout the year, is set out below.

Basis of Accounting

The consolidated financial statements have been prepared in accordance with applicable United Kingdom accounting standards, including Financial Reporting Standard 102 - the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) - and with the Companies Act 2006.

The financial statements have been prepared under the historical cost convention as modified by the revaluation of investment properties. The presentational currency of the Group and Company and the functional currency of the Company is £ sterling.

The Company has taken advantage of section 408 of the Companies Act 2006 and has not included its own statement of comprehensive income in these financial statements. The Company's profit for the year was £53,233,801 (2025: £8,132,772).

The individual financial statements of the Company have also adopted the following disclosure exemptions:

- the requirement to present a statement of cash flows, as per FRS 102.1.12(b).

- financial instrument disclosure including categories of financial instruments, as per FRS 102.1.12(c).

Basis of Consolidation

The consolidated financial statements incorporate the Financial Statements of the Company and its subsidiaries, as at the balance sheet date. Subsidiaries are those entities controlled by the Company. Control exists where the Company has the power, directly or indirectly, to direct the financial and operating policies of an entity so as to obtain benefits from its activities. All intragroup transactions are eliminated on consolidation.

Business Combinations

The group acquires subsidiaries that own investment properties. At the time of acquisition, the Group considers whether each acquisition represents the acquisition of a business or the acquisition of an asset. The Group accounts for an acquisition as a business combination, applying the purchase method, where an integrated set of activities is acquired in addition to property.

The cost of a business combination is the fair value of the consideration given, liabilities incurred or assumed and of equity instruments issued plus the costs directly attributable to the business combination.

Where acquisitions are not judged to be the acquisition of a business, they are not accounted for as business combinations. Rather, the cost to acquire the corporate entity is allocated between the

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

identifiable assets and liabilities of the entity acquired based upon their fair values at the acquisition date. Accordingly, no goodwill or additional deferred taxes arise.

Going Concern

After due consideration of the future cash flows of the Company, the Directors are confident that the Company has sufficient financial resources to meet its obligations and continue as a going concern for the foreseeable future, being more than 12 months from the date of approving the financial statements.

(b) Revenue Recognition

Rental Income

Rental income excluding Value Added Tax arising from investment properties is accounted for in the statement of comprehensive income on a straight-line basis over the terms of the individual leases. Lease incentives are amortised on a straight-line basis over the lease term. Rental income received in advance is recognised as deferred income and disclosed within creditors. Rental income earned but not received is recognised as accrued income and disclosed within debtors.

Interest Income

Interest income is accounted for on an effective interest rate basis.

(c) Expenses

Expenses are accounted for on an accruals basis. The Group's management and administration fees, finance costs and all other expenses are charged to the statement of comprehensive income.

(d) Dividends

Dividends are recognised as a liability when they have been approved and declared.

(e) Taxation

The group operates as a Real Estate Investment Trust (REIT) and therefore profits and gains from its qualifying property rental business are expected to be exempt from direct taxation provided the REIT conditions are met.

Taxation on any profit or loss for the period not exempt under UK-REIT regulations comprises current and deferred tax. Taxation is recognised in the statement of comprehensive income.

Corporation tax is the expected tax payable on the taxable income for the period, using tax rates enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the reporting date. It is measured using the enacted or substantively enacted tax rates at the reporting date that will apply in the period when the timing difference is expected to reverse. Timing differences are differences between the Company's taxable profits and its results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements.

A deferred tax asset is regarded as recoverable and therefore recognised only to the extent that, on the basis of all available evidence, it can be regarded as probable that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

(f) Investments in Subsidiaries

The Company recognises investment in subsidiaries at cost less impairment in its statement of financial position.

(g) Jointly Controlled Assets

Where a joint venture involves assets that are jointly owned with third parties, the Group recognises its share of the jointly controlled assets and any liabilities incurred (together with associated income and expenditure arising from these assets and liabilities) jointly with the other parties to the joint venture.

(h) Investment Properties

Investment properties consist of land and buildings which are not occupied for use by or in the operations of the Group or are held for sale in the ordinary course of business, but are held to earn rental income together with the potential for capital and income growth.

Investment properties are initially recognised at cost, being the fair value of consideration given, including transaction costs associated with the investment property. Any subsequent capital expenditure incurred in improving investment properties is capitalised in the period incurred and included within the book costs of the property.

After initial recognition, investment properties are measured at fair value with gains and losses recognised in the statement of comprehensive income. Deferred tax is not provided on these gains or losses as corporation tax is not expected to be paid on capital gains arising from the Group's qualifying property rental business under the REIT regime. Fair value is based on an independent open market valuation provided by a RICS recognised Chartered Surveyor, at the reporting date using recognised valuation techniques. Valuations are net of standard purchaser's costs of circa 6.75%. Any performance fee due to the Property Manager is not included in the valuation.

Any deferred rent receivable or lease incentives are taken into consideration in reporting the carrying amount of the investment properties in the Statement of Financial Position.

(i) Rent and Other Debtors

Debtors are recognised initially at fair value, subsequently at amortised cost. A provision for impairment is established where there is objective evidence that the Group will not be able to collect all amounts due according to the original terms of the debtors concerned.

Rents receivable, which are generally due for settlement at the relevant quarter end are recognised and carried at the original invoice amount less an allowance for any uncollectable amounts. An estimate for doubtful debts is made when collection of the full amount is no longer probable. Bad debts are written off when identified.

Amounts collected by managing agents and held in cash by managing agents in accounts controlled by the managing agent on behalf of the Group are included within other debtors.

(j) Cash and Cash Equivalents

Cash consists of cash held in banks and on-demand deposits in banks.

Cash equivalents are short-term, highly liquid investments that are readily convertible to known amounts of cash and are subject to insignificant risk of changes in value.

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

(k) Creditors

Creditors are recognised initially at fair value, subsequently at amortised cost.

(l) Loans

Loans are initially measured at proceeds net of direct issue costs and subsequently measured at amortised cost. Interest payable is accounted for on an accruals basis using the effective interest method.

(m) Finance leases

At the commencement of the lease term, rights of use and obligations under finance leases are recognised as assets and liabilities in the statement of financial position at amounts equal to the fair value of the leased asset or, if lower, the present value of the minimum lease payments, determined at the inception of the lease. Any initial direct costs of the lease are added to the amount recognised as an asset. The present value of the minimum lease payments is calculated using the interest rate implicit in the lease.

After initial recognition, minimum lease payments are apportioned between the finance charge and the reduction of the outstanding liability using the effective interest method.

The lease liability is added back to the assessed fair value with changes in present value of the remaining net lease liability being accounted for as changes in fair value of the investment property through the statement of comprehensive income.

(n) Critical accounting judgements and key estimations of uncertainty

The preparation of financial statements in conformity with FRS 102 requires management to make significant judgements and estimates.

Investment Properties

The area where the Group considers the judgements and key estimations of uncertainty to be most significant involve assumptions or estimates applied in respect of the valuation of investment properties.

The value of property and property related assets is inherently subjective due to the individual nature of each property, its location and the expected future rental revenues from that particular property.

In determining the value of investment properties, valuers are required to make assumptions in respect of matters including, but not limited to, the existence of willing sellers in uncertain market conditions, title, condition of structure and services, deleterious materials, plant and machinery and goodwill, environmental matters, statutory requirements and planning, the structural condition of the properties, tenure and other information. These assumptions are market standard and accord with the Royal Institution of Chartered Surveyors (RICS) Valuation – Global Standards.

Such assumptions involve a degree of estimation uncertainty and are made on the basis of assumptions which may not prove to be accurate, particularly in periods of volatility or when there is limited real estate transactional data against which property valuations can be benchmarked. Incorrect assumptions underlying the valuation reports could negatively affect the value of Group's investment properties and thereby have a material adverse effect on the Group's financial position. This risk is minimised by the appointment of external property valuers who are independent and professional.

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

Additionally, judgement is required when recognising the profit or loss on disposal of an investment property. This is typically recognised at the point of exchange when substantially all of the risks and rewards transfer from the company to the buyer.

Asset Purchases and Business Combinations

On 14 November 2025, the Company acquired West Norfolk Tomatoes Limited (now Clipstone 12 Limited), comprising a portfolio of tenanted investment properties, for total consideration of £24.60m. In accounting for this transaction, the Directors were required to exercise judgement as to whether the acquisition met the definition of a business combination under Section 19 of FRS 102, or whether it should instead be accounted for as the acquisition of a group of assets.

Under FRS 102, a business comprises an integrated set of activities and assets that is capable of being conducted and managed for the purpose of providing a return to investors, and which consists of inputs and processes applied to those inputs that have the ability to create outputs. The properties acquired represent inputs with the capacity to generate outputs in the form of rental income and potential capital growth. The key judgement therefore centred on whether substantive processes were acquired alongside the properties that were capable of converting those inputs into outputs, or whether any processes present were ancillary in nature, with the value of the transaction being wrapped up entirely in the value of the properties themselves.

In reaching their conclusion, the Directors noted that the properties were acquired with sitting tenants under existing leases, that no employees transferred with the acquisition, and that the only contractual arrangement retained was with the managing agent responsible for rent collection and service charge administration. The Directors considered these managing agent functions to be routine, outsourced administrative activities of a kind that are readily available in the market and could be replaced or replicated without difficulty, rather than substantive processes integral to generating the properties' income or capital returns. No other processes, systems or workforce were acquired that would be necessary to convert the properties into rental income or capital growth beyond what is inherent in the ownership of tenanted investment property. On this basis, the Directors concluded that the acquisition did not constitute a business combination for the purposes of Section 19 of FRS 102 and has accordingly been accounted for as a purchase of assets, with the consideration allocated between the identifiable assets and liabilities acquired based on their relative fair values at the date of acquisition, and no goodwill recognised.

This is considered a critical judgement in the preparation of these financial statements, as the conclusion reached determines the basis of accounting for the transaction (asset purchase versus business combination), including whether goodwill and any associated deferred tax on fair value uplifts arise, and shapes the related balance sheet presentation and disclosures.

Substance Over Legal Form

The acquisition of West Norfolk Tomatoes Limited was conditional on the Company first buying back the issued share capital of the Company that was owned by West Norfolk Tomatoes Limited. The Company paid £1.80m for the share buyback, which was £12.95m less than the market value of those shares at that date. A compensatory amount was then added to the consideration that the Company paid to acquire the issued share capital of West Norfolk Tomatoes Limited.

On the basis that the two transactions were linked and, for commercial reasons, the consideration paid for each element was influenced by the other, the Directors have concluded that to enhance the reliability of the financial statements they should be accounted for based on substance rather than legal form. Accordingly, the proceeds of the share buyback have been increased by £12.95m

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

to reflect the market value of the shares repurchased, with the proceeds payable for the acquisition of the issued share capital in West Norfolk Tomatoes Limited reduced accordingly.

3 Segmental Information

The Directors are of the opinion that the Group is engaged in a single segment business, being the investment in the United Kingdom in industrial properties. The results reported represent the segment results for the Group.

4 Operating (Loss)/Profit

Operating (loss)/profit is stated after charging:

	Year ended 30 June 2026	Year ended 30 June 2025
	£	£
Fees payable to the Company's auditor for:		
- audit of the Company's annual accounts	46,500	49,230
- audit of the Company's subsidiaries' annual accounts	10,000	14,000
- Group tax compliance services	9,845	10,390

5 Particulars of Employees

The Group had no employees during the year (2025: none), other than the directors.

6 Directors' Emoluments

	Year ended 30 June 2026	Year ended 30 June 2025
	£	£
Directors' emoluments for the Group	80,000	84,239

The directors received fixed fees and are not entitled to any further remuneration.

7 Gain on Disposal of Investment Properties

	Year ended 30 June 2026	Year ended 30 June 2025
	£	£
Disposal proceeds	125,000	-
Book cost	(125,000)	-
Disposal costs	723	-
	723	-

On 18 November 2025 the Group sold a residential ground rent holding for £75,000 and on 28 April 2026 sold a further residential ground rent holding for £50,000.

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

8 Loss on Disposal of Subsidiaries

	Year ended 30 June 2026	Year ended 30 June 2025
	£	£
Proceeds	249,154,499	-
Book costs of investments	(187,419,387)	-
Gains recognised in prior years by the Group	(54,211,140)	-
Disposal costs	(2,847,384)	-
	4,676,588	-
Performance fee payable to the Property Manager	(11,212,850)	-
Loss on disposal for the year	(6,536,262)	-
Gains recognised in prior years by the Group	54,211,140	-
Total gain realised on disposal in Company profit and loss	47,674,878	-

On 1 October 2025, the Company completed the disposal of its two subsidiaries, Clipstone IX Limited and Clipstone Ten Limited in line with resolutions passed by shareholders at an Extraordinary General Meeting (EGM) on 18 September 2025. These subsidiaries held all of the Group's investment properties and third party debt. The disposal of its entire property portfolio crystalised a performance fee payable by the Company to the Property Manager.

9 Interest Payable

	Year ended 30 June 2026	Year ended 30 June 2025
	£	£
Bank loan interest payable	1,070,618	4,752,096
Bank loan issue costs	128,878	312,029
Interest on finance leases	19,386	77,546
Other interest payable	(2,868)	-
	1,216,014	5,141,671

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

10 Corporation Tax

	Year ended 30 June 2026 £	Year ended 30 June 2025 £
Current tax:		
UK corporation tax on profits for the year	(536,724)	-
	(536,724)	-

The tax charge for the year is higher than (2025: lower than) the standard effective rate of corporation tax in the UK during the year of 25.00% (2025: 25.00%). The differences are explained below:

	Year ended 30 June 2026 £	Year ended 30 June 2025 £
(Loss)/Profit before tax	(3,830,263)	29,849,649
Corporation tax at effective rate of 25.00% (2025: 25.00%)	(957,566)	7,462,412
Effect of:		
Revaluation of property investments	304,460	(5,446,402)
Movement in valuation of derivative financial instruments	-	11,337
REIT regime tax exempt property rental profits, gains and losses	1,189,830	(2,027,347)
Tax charge for the year	536,724	-
Effective corporation tax rate	(14.0)%	0.0%

During the year the Group paid corporation tax of £1.82m arising in Clipstone 12 Limited. This relates to tax on profits prior to the Group's acquisition of the company and was recognised as a liability within the net assets of Clipstone 12 Limited acquired on completion. This amount is therefore not included as a charge to the Group as it represents a pre-acquisition cost.

The remaining corporation tax liability, and the charge shown above, relate to taxable profits from non-property rental business activities of the Group. These profits do not qualify for exemption under the REIT regime and are therefore subject to UK corporation tax.

11 Dividends

	Year ended 30 June 2026 £	Year ended 30 June 2025 £
Interim dividends paid of 6.50p (2025 - 6.50p) per ordinary share	5,233,110	7,947,267

A further interim dividend of 1.625 pence per share was declared on 13 August 2026 and paid on 28 August 2026.

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

12 (Loss)/Earnings Per Share

Basic (loss)/earnings per share is calculated by dividing net profit for the year attributable to ordinary shareholders by the weighted average number of ordinary shares in issue during the year. As there are no dilutive instruments outstanding, basic and diluted earnings per share are identical.

	Year ended 30 June 2026	Year ended 30 June 2025
Net (loss)/profit attributable to ordinary shares	£(4,366,987)	£29,849,649
Weighted average number of ordinary shares:		
Issued ordinary shares at the start of the year	122,265,642	122,265,642
Effect of shares issued during the year	4,320,922	-
Effect of shares bought back during the year	(40,447,716)	-
Basic and diluted weighted average number of shares	86,138,848	122,265,642
Basic and diluted (loss)/earnings per share (pence)	(5.1)	24.4

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

13 Investment Properties

	30 June 2026 Freehold	30 June 2026 Leasehold	30 June 2026 Total	30 June 2025 Total
	£	£	£	£
Cost				
Brought forward	279,047,057	5,489,000	284,536,057	284,422,044
Additions	35,754,716	-	35,754,716	114,013
Acquired as part of acquisition of subsidiaries	23,839,731	50,000	23,889,731	-
Disposals	(75,000)	(50,000)	(125,000)	-
Disposed as part of disposal of subsidiaries	(279,047,057)	(5,489,000)	(284,536,057)	-
Carried forward	59,519,447	-	59,519,447	284,536,057
Revaluation				
Brought forward	49,102,943	1,261,000	50,363,943	28,727,956
Revaluation during the year	(1,266,097)	-	(1,266,097)	21,635,987
Disposed as part of disposal of subsidiaries	(49,102,943)	(1,261,000)	(50,363,943)	-
Carried forward	(1,266,097)	-	(1,266,097)	50,363,943
Value per independent valuer	58,253,350	-	58,253,350	334,900,000
Deferred lease incentives (note 15)				
Brought forward	(1,952,331)	(47,617)	(1,999,948)	(2,149,713)
Movement during the year	48,256	-	48,256	149,765
Disposed as part of disposal of subsidiaries	1,876,288	47,617	1,923,905	-
Carried forward	(27,787)	-	(27,787)	(1,999,948)
Long leasehold valuations				
Brought forward	-	800,586	800,586	800,730
Revaluation during the year	-	-	-	(144)
Disposed as part of disposal of subsidiaries	-	(800,586)	(800,586)	-
Carried forward	-	-	-	800,586
Carrying value	**58,225,563**	**-**	**58,225,563**	**333,700,638**

The valuation of the Group's long leasehold investment properties is adjusted in line with FRS 102 section 20 to recognise these assets as investment properties held under finance leases. In addition, to avoid double counting of fair value in the statement of financial position, any deferred rent receivable is taken into consideration in reporting the carrying amount of the investment properties. All of the Group's long leasehold investment properties were disposed of during the year.

On 1 October 2025, the Company disposed of its entire interests in Clipstone IX Limited and Clipstone Ten Limited. These subsidiaries held investment properties which were derecognised from the Group's portfolio on disposal.

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

During the period, the Company also acquired West Norfolk Tomatoes Limited (now Clipstone 12 Limited), a property-holding company with a portfolio of six commercial investment properties and two residential ground rent holdings, which were recognised within investment properties. The consideration payable was £24.60m, including taxes and professional fees of £0.53m. The difference between the gross purchase price and net assets acquired of £0.75m has been capitalised as part of the book cost of the underlying investment properties.

The Company also entered into a Trust for Land and Joint Venture arrangement to form the Clipstone Industrial JV Trust, through which six investment properties were acquired during the period. The Company's share of these properties is shown above.

The fair value of investment properties at 30 June 2026 was determined by the Group’s independent valuer, Colliers International Valuation UK LLP. The valuations are in accordance with the RICS Valuation – Global Standards and were arrived at by reference to market evidence of transactions for similar properties. The valuations performed by the independent valuer are reviewed internally by senior management and the Directors.

The valuer’s opinion of fair value was primarily derived using comparable recent market transactions on arm’s length terms and using appropriate valuation techniques. The fair value of investment properties is determined using the income capitalisation approach. Under this approach, forecast net cash flows, based upon current market derived estimated rental values (market rents) together with estimated costs, are discounted at market derived capitalisation rates to produce the valuer’s opinion of fair value. The average discount rate, which, if applied to all cash flows, would produce the fair value, is described as the equivalent yield. Valuations are net of standard purchaser's costs of circa 6.75%. Any performance fee due to the Property Manager is not included in the valuation.

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

14 Investment in Subsidiaries

	30 June 2026	30 June 2025
	£	£
Cost		
Brought forward	187,419,387	187,419,387
Additions	59,857,997	-
Disposals	(187,419,387)	-
Carried forward	59,857,997	187,419,387

Subsidiaries	Principal Activity	Date of Acquisition	Country of Incorporation	Ownership %
Clipstone 11 Limited	Property Investment	15 Aug 2025	UK	100%
Clipstone 12 Limited	Property Investment	14 Nov 2025	UK	100%
CPK Construction Limited*	In Liquidation	14 Nov 2025	UK	100%
Rathbone Estates Limited*	In Liquidation	14 Nov 2025	UK	100%
Wonham Properties Limited*	In Liquidation	14 Nov 2025	UK	100%
The House & Land Development Corporation Limited*	In Liquidation	14 Nov 2025	UK	100%
Merivale Moore Limited*	In Liquidation	14 Nov 2025	UK	100%

*Held indirectly

On 1 October 2025, the Company disposed of Clipstone IX Limited and Clipstone Ten Limited, following shareholder approval at an EGM on 18 September 2025.

On 14 November 2025, the Company acquired West Norfolk Tomatoes Limited and its wholly owned subsidiaries. West Norfolk Tomatoes Limited was subsequently renamed Clipstone 12 Limited, and is a property-holding subsidiary with six industrial properties. At the date of acquisition, the company had five subsidiary undertakings. Four of these were already in liquidation at that date. The fifth, The House & Land Development Corporation Limited, which held two residential ground rent holdings, was subsequently placed into liquidation following completion of the sale of those holdings.

It was agreed that the price for the shares in West Norfolk Tomatoes Limited would be the net asset value adjusted for the market value of the shares in the Company owned by West Norfolk Tomatoes Limited bought back, less the amount paid for them. The market value was £1.9364 per share, a total of £14.75m, and £1.8m was paid for the shares, therefore a difference between market value and the amount paid of £12.95m. In the books of the Company this has been treated as additional consideration paid for the share buy-back and a reduction in the investment in subsidiaries (as described in note 2(n)).

Clipstone 11 Limited, a wholly owned subsidiary of the Company, was incorporated on 15 August 2025.

The above entities have been included in the consolidated financial statements. The registered address of all of the above subsidiaries that are not in liquidation is 45 Albemarle Street, London, W1S 4JL.

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

15 Debtors

	30 June 2026	30 June 2025
	£	£
Group		
Prepayments and accrued income	330,110	673,769
Trade debtors	415,343	1,213,689
Deferred lease incentives	27,787	1,999,948
Other debtors	1,356,201	3,066,851
	2,129,441	6,954,257
Company		
Prepayments and accrued income	264,231	21,459
Other debtors	19,515	-
Due from group undertakings	58,180	-
	341,926	21,459

Included within trade debtors are provisions of £nil (2025: £99,838) for doubtful debts.

There were no debtors due after more than one year.

Amounts due from group undertakings represent invoices for intercompany management fees which were settled after the year end.

16 Creditors: Amounts Falling Due Within One Year

	30 June 2026	30 June 2025
	£	£
Group		
Finance lease liabilities (see note **18**)	-	26
Trade creditors	19,240	11,279
Deferred income	743,768	4,342,405
Accruals	525,357	1,848,101
Withholding taxes and other taxes	111,503	918,868
Bank loans - due within one year	-	61,750,000
Corporation tax payable	539,760	-
Tenant deposits	428,057	1,839,694
Other creditors	631,525	603,561
	2,999,210	71,313,934
Company		
Trade creditors	13,512	-
Due to group undertakings	1	-
Accruals	517,148	926,928
Withholding taxes and other taxes	24,747	237,012
Corporation tax payable	533,507	-
Other creditors	313,825	-
	1,402,740	1,163,940

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

The Group had a £35m term loan, and a £35m revolving credit facility with Barclays, of which £26.75m was drawn at the previous year end, which were repaid in full and cancelled upon the disposal of the Company's subsidiaries on 1 October 2025.

17 Creditors: Amounts Falling Due After More Than One Year

	30 June 2026	30 June 2025
	£	£
Group		
Bank loans - due between one and two years	-	-
Bank loans - due between two and five years	-	30,000,000
Bank loans - due in more than five years	-	-
Finance lease liabilities (see note 18)	-	801,414
	-	30,801,414

The Group had a £30m loan facility with Legal and General Investment Management ("LGIM"), which was repaid in full upon the disposal of the Company's subsidiaries on 1 October 2025.

18 Finance Leases

	30 June 2026	30 June 2025
	£	£
Included within current liabilities	-	26
Included within non-current liabilities	-	801,414
	-	801,440
Future minimum lease payments due under finance leases:		
within one year	-	77,570
in more than one year and less than five years	-	310,280
in more than five years	-	6,018,960
	-	6,406,810

The properties held under finance leases at the previous year end were disposed of as part of the Company's disposal of Clipstone IX Limited on 1 October 2025.

19 Provisions for Liabilities

Under the Sale and Purchase Agreement for the disposal of the Company’s previous subsidiaries, the Company contracted to pay a rent guarantee on 11 vacant units owned by those subsidiaries. This guarantee lasts for two years, or until the units become income producing, whichever is sooner. The provision at the reporting date represents the remaining value of this guarantee for the remaining vacant units.

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

20 Share Capital and Reserves

	Number of Shares	Share Capital	Share Premium	Capital Reduction Reserve	Capital Redemption Reserve
		£	£	£	£
Issued and fully paid ordinary shares of £0.01 each					
Brought forward	122,265,642	1,222,656	127,141,330	39,000,000	155,014
Share buy backs	(62,582,473)	(625,825)	-	(55,000,000)	625,825
Reduction of Share Premium	-	-	(40,000,000)	40,000,000	-
New issue					
Share issue	6,907,444	69,075	13,306,500	-	-
At 30 June 2026	66,590,613	665,906	100,447,830	24,000,000	780,839

The shares are listed on the Official List of The International Stock Exchange.

On 1 October 2025, the Company entered into an agreement to buy back 7,619,788 of its own shares from West Norfolk Tomatoes Limited for £1,800,000, in preparation for acquiring the share capital of West Norfolk Tomatoes Limited. It was agreed that the price for the shares in West Norfolk Tomatoes Limited would be the net asset value adjusted for the market value of the shares in the Company owned by West Norfolk Tomatoes Limited bought back, less the amount paid for them. The market value was £1.9364 per share, a total of £14.75m, and £1.8m was paid for the shares, therefore a difference between market value and amount paid of £12.95m. This difference has been accounted for as a distribution to the shareholders of West Norfolk Tomatoes Limited prior to the acquisition by the Company and additional proceeds of the share buy-back, to bring the total proceeds for the buy-back to market value. In the books of the Company this has been treated as additional consideration paid for the share buy-back and a reduction in the investment in subsidiaries.

On 4 November 2025, the Company entered into an agreement to buy back 7,103,470 of its own shares for £13,411,351.

On 5 November 2025 the Company held an Extraordinary General Meeting at which a special resolution was passed by shareholders to reduce the share premium of the Company by £40,000,000 and thereby create additional distributable reserves. This was subsequently approved by the High Court on 25 November 2025.

On 13 November 2025, the Company entered into agreements to buy back 47,859,215 of its own shares for £92,211,207 from its qualifying charity investors.

On 14 November 2025, the Company acquired West Norfolk Tomatoes Limited and its wholly owned subsidiaries for £24.60m. Consideration was paid by way of £10.69m in cash, £13.38m in newly issued shares in the Company, with costs of £0.53m. 6,824,184 shares were issued on 14 November 2025, with a further 83,260 shares issued on 9 December 2025.

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

21 Net Asset Value

The Group's net asset value per ordinary share is 191.21p (2025: 199.51p) based on shareholders' funds of £127,325,777 (2025: £243,927,814) and 66,590,613 (2025: 122,265,642) ordinary shares in issue at the year end.

No adjustment has been made for any potential performance fee due to the Property Manager (Clipstone Investment Management Limited). If the investment properties were sold at their values at 30 June 2026, there would be no performance fee payable (2025: £9,534,707).

The net asset value as shown in these financial statements is the same as the net asset value of the Group as published on The International Stock Exchange as at 30 June 2026. The net asset value as at 30 June 2025 as published on The International Stock Exchange was 191.71p as a result of the potential performance fee provision.

22 Capital Commitments

The Group had no outstanding capital commitments at 30 June 2026 (2025: none).

23 Related Party Transactions

The Directors are considered to be related parties. The Directors are engaged under letters of appointment and do not have service contracts with the Company. The Directors are required to retire by rotation and seek re-election at least every three years and their appointments are terminable by the director or the Company giving three months' notice.

Directors' emoluments of £80,000 were paid during the year (2025: £84,239). £nil was payable at 30 June 2026 (2025: £nil).

Toby Dean is a director and shareholder, and Richard Demarchi a director of the Property Manager, Clipstone Investment Management Limited. Clipstone Investment Management Limited charged property management fees of £1,128,954 to the Company during the year (2025: £2,906,418) of which £174,760 was outstanding at the year end (2025: £752,326). During the year the Property Manager also charged a performance fee of £11,212,850 (2025: £nil), of which £211,393 was outstanding at the year end (2025: £nil).

Toby Dean is a director and indirect shareholder, and Richard Demarchi a director of the Alternative Investment Fund Manager, Clipstone Capital Limited. Clipstone Capital Limited charged fund management fees of £20,000 to the Company during the year (2025: £20,000) of which £5,000 was outstanding at the year end (2025: £5,000).

During the year the Group was charged £95,333 (2025: £527,601) in insurance premiums by Clipstone Capital Limited, of which £nil was outstanding at the year end (2025: £nil). Clipstone Capital Limited is authorised to arrange insurance by the Financial Conduct Authority, and is not the underwriter. All leases with tenants of the Group are on a full repairing and insuring basis and so where a unit is occupied the cost of insurance is recharged in full to the tenant. The Group only incurs the cost of insurance for vacant properties and any insurance relating to developments. During the year the cost of insurance to the Group was £9,370 (2025: £27,559). All transactions were carried out at arm's length.

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

24 Financial Risk Management

Consistent with its objective the Group will hold UK commercial property investments. In addition the Group's financial instruments comprise cash and receivables and payables that arise directly from its operations. The Group has previously used derivative instruments to mitigate interest rate risk and may do so again in the future.

The Group is exposed to various types of risk that are associated with financial instruments. The most important types are credit risk, liquidity risk, interest rate risk and market price risk. There is no foreign currency risk as all assets and liabilities of the Group are maintained in pounds sterling.

The Board reviews and agrees policies for managing the Group's risk exposure. These policies are summarised below and have remained unchanged for the period under review. These disclosures include, where appropriate, consideration of the Group's investment properties which, whilst not constituting financial instruments as defined by FRS 102, are considered by the Board to be integral to the Group's overall risk exposure.

The following table summarises the Group's financial assets and liabilities into the categories required by FRS 102:

	30 June 2026	30 June 2025
	£	£
Financial assets that are debt instruments measured at amortised cost	72,915,250	10,455,066
Financial liabilities that are debt instruments measured at amortised cost	1,533,833	96,854,074

Credit Risk

Credit risk is the risk that an issuer or counterparty will be unable or unwilling to meet a commitment that it has entered into with the Group.

In the event of default by a tenant if it is in financial difficulty or otherwise unable to meet its obligations under the lease the Group will suffer a rental shortfall and incur additional expenses until the property is re-let. These expenses could include legal and surveyor's costs in re-letting, maintenance costs, insurances, rates and marketing costs and could have a material adverse impact on the financial condition and performance of the Group and/or the level of dividend cover. The Board receives regular reports on concentrations of risk and any tenants in arrears. The Property Manager monitors such reports in order to anticipate and minimise the impact of defaults by occupational tenants.

There were no financial assets which were either past due or considered impaired at 30 June 2026 (2025: none).

All the Group's cash is placed with financial institutions with a long-term credit rating of A or better. Bankruptcy or insolvency of such financial institutions may cause the Group's ability to access cash placed on deposit to be delayed or limited. Should the credit quality or the financial position of the banks currently employed significantly deteriorate, cash holdings would be moved to another bank.

Liquidity Risk

Liquidity risk is the risk that the Group will encounter difficulties in realising assets or otherwise raising funds to meet financial commitments. The Group's investments comprise UK commercial properties. Property and property-related assets in which the Group invests are not traded in an organised public

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

market and may be illiquid. However, during the year the Group entered into a transaction to dispose of its subsidiaries as detailed in the Chairman's Statement. While over half of the net proceeds have either been returned to shareholders or reinvested in investment properties, the Group held £70.9m in cash and cash equivalents at the year end, which the Directors consider is sufficient to cover on-going expenditure and contractual commitments. They therefore consider the liquidity risk to be low.

The Group's liquidity risk is managed on an ongoing basis by the Alternative Investment Fund Manager and monitored on a quarterly basis by the Board. In order to mitigate liquidity risk the Group aims to have adequate resources (including the expected proceeds of any property sales) to meet its obligations for a period of at least the next twelve months.

Interest Rate Risk

As part of the disposal of the Group's former subsidiaries, all interest rate bearing debt was repaid during the year, therefore there is no direct exposure to interest rate risk in terms of the Group's liabilities.

When the Group retains cash balances, they will ordinarily be held on interest-bearing deposit accounts. The Group's policy is to hold cash in variable rate or short term fixed rate bank accounts. Exposure varies throughout the year as a consequence of changes in the composition of the net assets of the Group arising out of the investment and risk management policies.

The Group may use bank borrowings in the future to help fund its activities which will expose the Group to interest rate risk in future periods. The Group may use derivative instruments to mitigate this interest rate risk.

Market Risk

The management of market risk is part of the investment management process and is typical of a property investment company. The portfolio is managed with an awareness of the effects of adverse valuation movements through detailed and continuing analysis, with an objective of maximising overall returns to shareholders. Investments in property and property-related assets are inherently difficult to value due to the individual nature of each property. As a result, valuations are subject to substantial uncertainty. There is no assurance that the estimates resulting from the valuation process will reflect the actual sales price even where such sales occur shortly after the valuation date. Such risk is minimised through the appointment of external property valuers. The basis of valuation of the property portfolio is set out in detail in the accounting policies.

25 Operating leases

	30 June 2026	30 June 2025
	£	£
Future minimum lease payments receivable under non-cancellable operating leases:		
Due within one year	3,014,135	15,935,548
Due in more than one year and less than five years	5,133,641	38,592,176
Due in more than five years	2,524,724	27,235,918
	10,672,500	81,763,642

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

26 Post Balance Sheet Events

On 7 July 2026, Clipstone Industrial JV Trust, the joint venture in which the Company has a 52.35% beneficial interest, acquired a portfolio of five industrial estates for £78.0m plus associated purchase costs. The properties are all well located within the M25, modern, and of good quality.

An interim dividend of 1.625 pence per share was declared on 13 August 2026 and paid on 28 August 2026.

Docusign Envelope ID: 10D32BCE-2EF9-84C9-81B9-17C49C118EC1

CLIPSTONE INDUSTRIAL REIT PLC
CONSOLIDATED DETAILED PROFIT AND LOSS ACCOUNT (UNAUDITED)
FOR THE YEAR ENDED 30 JUNE 2026

	30 June 2026	30 June 2025
	£	£
Rental Income	6,538,608	18,199,219
Direct property expenses	(1,507,498)	(1,742,875)
Management fees	(1,128,954)	(2,926,420)
Gross Profit	3,902,156	13,529,924
Loss on disposal of subsidiaries	(6,536,262)	-
Gain on disposal of investment properties	723	-
Other income	62,198	31,874
Value adjustments		
Investment properties	(1,217,841)	21,785,608
Derivative financial instruments	-	(45,349)
	(7,691,182)	21,772,133
Administrative expenses		
Directors' remuneration	(80,000)	(84,239)
Directors' insurance	(26,519)	(27,170)
PR & Advertising	(2,925)	(37,131)
Audit fees	(53,326)	(63,230)
Tax fees	(9,845)	(10,390)
Legal fees	(380,275)	-
Valuation fees	(14,601)	(38,175)
Other professional fees	(72,404)	(53,241)
Bank charges	(59,508)	(2,465)
Bad debt expense	(47,465)	(16,895)
Miscellaneous	(565,613)	(27,033)
	(1,312,481)	(359,969)
Operating (Loss)/Profit	(5,101,507)	34,942,088
Net interest receivable/(payable):		
Bank loan interest payable	(1,070,618)	(4,752,096)
Bank loan issue costs	(128,878)	(312,029)
Finance lease interest payable	(19,386)	(77,546)
Other interest payable	2,868	-
Bank interest receivable	2,485,076	49,232
Other interest receivable	2,182	-
	1,271,244	(5,092,439)
Corporation tax	(536,724)	-
(Loss)/Profit for the year	(4,366,987)	29,849,649