

PARAGON DEVELOPMENT FINANCE SERVICES LIMITED

Report and Financial Statements

Year ended 30 September 2022

CAUTIONARY STATEMENT

Sections of this Annual Report, including but not limited to the Directors' Report and the Strategic Report may contain forward-looking statements with respect to certain of the plans and current goals and expectations relating to the future financial condition, business performance and results of the Paragon Development Finance Services Limited ('the Company'). These statements can be identified by the fact that they do not relate strictly to historical or current facts. They use words such as 'anticipate', 'estimate', 'expect', 'intend', 'will', 'project', 'plan', 'believe', 'target' and other words and terms of similar meaning in connection with any discussion of future operating or financial performance but are not the exclusive means of identifying such statements. These have been made by the directors in good faith using information available up to the date on which they approved this report, and the Company undertakes no obligation to update or revise these forward-looking statements for any reason other than in accordance with its legal or regulatory obligations (including under the UK Market Abuse Regulation).

By their nature, all forward-looking statements involve risk and uncertainty because they relate to future events and circumstances that are beyond the control of the Company and depend upon circumstances that may or may not occur in the future that could cause actual results or events to differ materially from those expressed or implied by the forward-looking statements. There are also a number of factors that could cause actual future financial conditions, business performance, results or developments to differ materially from the plans, goals and expectations expressed or implied by these forward-looking statements and forecasts. As a result, you are cautioned not to place reliance on such forward-looking statements as a prediction of actual results or otherwise.

These factors include, but are not limited to: material impacts related to foreign exchange fluctuations; macro-economic activity; the impact of outbreaks, epidemics or pandemics, and the extent of their impact on overall demand for the Company's services and products; potential changes in dividend policy; changes in government policy and regulation (including the monetary, interest rate and other policies of central banks and other regulatory authorities in the principal markets in which the Company operates) and the consequences thereof; actions by the Company's competitors or counterparties; third party, fraud and reputational risks inherent in its operations; the UK's exit from the EU; unstable UK and global economic conditions and market volatility, including currency and interest rate fluctuations and inflation or deflation; the risk of a global economic downturn; acts of terrorism and other acts of hostility or war and responses to, and consequences of those acts; technological changes and risks to the security of IT and operational infrastructure, systems, data and information resulting from increased threat of cyber and other attacks; general changes in government policy that may significantly influence investor decisions (including, without limitation, actions taken in support of managing and mitigating climate change and in supporting the global transition to net zero carbon emissions); societal shifts in customer financing and investment needs; and other risks inherent to the industries in which the Company operates.

Nothing in this Annual Report should be construed as a profit forecast.

STRATEGIC REPORT

BUSINESS REVIEW AND PRINCIPAL ACTIVITIES

Paragon Development Finance Services Limited ('the Company') is a wholly owned subsidiary of Paragon Banking Group PLC ('the Group').

During the year the company operated in the United Kingdom, and its principal activities were the provision of loan origination and management services. On 3 July 2018 the company was acquired by the Group. After acquisition the company ceased originating loans but continued to offer management services to other companies in the Group. The directors are not aware, at the date of this report, of any likely changes in the Company's activities in the year.

The results for the year are set out in the profit and loss account on page 11. The operations of the Company have resulted in a result after tax of £nil (2021: loss after tax of £12,000), due to a prior period deferred tax charge. No interim dividend was paid during the year (2021: £nil). No final dividend is proposed (2021: £nil).

The directors of the Company consider the results for the year to be satisfactory and are regularly monitoring the current market environment, to assess likely changes in the level of performance in the coming year.

The Group manages its operations on a centralised basis. For this reason, the Company's directors believe that further key performance indicators for the Company are not necessary or appropriate for an understanding of the development, performance or position of the business. The performance of the Group's mortgage lending operation, which includes the Company, is discussed in the Group's Annual Report, which does not form part of this Report.

PRINCIPAL RISKS AND UNCERTAINTIES

The Company's primary financial assets and liabilities are with other group companies; therefore the directors do not consider that the Company is exposed to any significant cash flow, credit or liquidity risks.

The UK economy in the current year has been impacted by a number of significant pressures, initially the ongoing impacts of the Covid pandemic and latterly inflationary pressures, rising interest rates and geopolitical impacts resulting from Russian actions in Ukraine. These factors have caused major economic disruption within the UK and global economy with their ultimate impacts remaining uncertain, over both the short and longer terms.

Together with continuing uncertainty arising the potential impact economic impact of the UK's withdrawal from the European Union, the Covid pandemic has made the long-term economic prospects for the UK and their impacts on the Company much difficult to forecast.

The Company has established processes in place and proved on a through-the-cycle basis which will allow it to support its customers through any adverse economic conditions and optimise outcomes for both customers and investors.

STRATEGIC REPORT (CONTINUED)

PRINCIPAL RISKS AND UNCERTAINTIES (CONTINUED)

The financial statements have been prepared on a going concern basis which the Directors consider to be appropriate as the Company will have sufficient funds, through funding from its ultimate parent company, to meet its liabilities as they fall due for a period of at least twelve months from the date of signing these Financial Statements.

The Company is dependent on the Group providing additional financial support during that period. The Group has indicated its intention to continue to make available such funds as are needed by the Company, including not seeking repayment of amounts currently made available, for a period of at least twelve months from the date of signing these Financial Statements. As with any company placing reliance on other group entities for financial support, the Directors acknowledge that there can be no certainty that this support will continue although, at the date of approval of these Financial Statements, they have no reason to believe that it will not do so.

Consequently, the Directors are confident that the Company will have sufficient funds to continue to meet its liabilities as they fall due for at least twelve months from the date of approval of the Financial Statements and therefore have prepared the Financial Statements on a going concern basis.

The performance of the Company is subject to analysis against plan, with key variances being analysed in detail on a monthly basis. The identification of performance trends allows for management to manage broker relationships to ensure that business volumes are maximised. This monitoring, particularly of credit and liquidity measures has been enhanced at Group level in response to the Covid situation.

ENVIRONMENT

The Group recognises the importance of its environmental responsibilities, monitors its impact on the environment, and designs and implements policies to reduce any impacts that might arise from the Group's activities. The Company operates in accordance with group policies, which are described in the 2022 Annual Report of Paragon Banking Group PLC which does not form part of this Report. Further information can also be found in the Group's 2022 Responsible Business Report (published on the Paragon Banking Group PLC website) which does not form part of this report.

EMPLOYEES

The Company has no employees. All operational services are provided by employees of the Group. The Group's employment policies are described in the Paragon Banking Group PLC Annual Report with supplementary information included in the Group's 2022 Responsible Business Report, neither of which forms part of this Report. Both documents are available on the Group's website.

Approved by the Board of Directors

and signed on behalf of the Board



K G Allen

Director

17 February 2023

DIRECTORS' REPORT

The directors present their Annual Report and the audited Financial Statements of Paragon Development Finance Services Limited, registration no: 08049584, for the year ended 30 September 2022.

DIRECTORS

The directors throughout the year and subsequently were:

K G Allen

R Woodman

AUDITOR

The directors have taken all reasonable steps to make themselves and the Company's auditor, KPMG LLP, aware of any information needed in preparing the audit of the Annual Report and Financial Statements for the year, and, as far as each of the directors is aware, there is no relevant audit information of which the auditor is unaware.

This confirmation is given and should be interpreted in accordance with the provisions of Section 418 (2) of the Companies Act 2006.

No notice from members under section 488 of the Companies Act 2006 having been received, the directors intend that the auditor, KPMG LLP, shall be deemed to be reappointed in accordance with section 487(2) of the Act.

INFORMATION PRESENTED IN OTHER SECTIONS

Certain information required to be included in a directors' report by the Companies Act 2006 and regulations made there under can be found in the other sections of the Annual Report, as described below. All of the information presented in these sections is incorporated by reference into this Directors' Report and is deemed to form part of this report.

- Commentary on the likely future developments in the business of the Company, including events taking place after the balance sheet date, is included in the Strategic Report
- A description of the Company's financial risk management objectives and policies, and its exposure to risks arising from its use of financial instruments are set out in note 9 to the accounts
- Disclosure of any dividends paid during the year is included in the Strategic Report

Approved by the Board of Directors

and signed on behalf of the Board



K G Allen

Director

17 February 2023

Registered office: 51 Homer Road, Solihull, West Midlands, B91 3QJ

STATEMENT OF DIRECTORS' RESPONSIBILITIES IN RESPECT OF THE ANNUAL REPORT, THE DIRECTORS' REPORT AND THE FINANCIAL STATEMENTS

The directors are responsible for preparing the Annual Report and the Company financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law they have elected to prepare the financial statements in accordance with UK accounting standards and applicable law (UK Generally Accepted Accounting Practice), including FRS 101 *Reduced Disclosure Framework*.

Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company's profit or loss for that period. In preparing each of the Company financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently
- make judgements and estimates that are reasonable, relevant and reliable
- state whether applicable UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements
- assess the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern
- use the going concern basis of accounting unless they either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so

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 parent Company and enable them to ensure that its financial statements comply with the Companies Act 2006. They are responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Company and to prevent and detect fraud and other irregularities.

Under applicable law and regulations, the directors are also responsible for preparing a Strategic Report and Directors' Report that complies with that law and those regulations.

Responsibility statement of the directors in respect of the annual financial report

We confirm that to the best of our knowledge:

- the financial statements, prepared in accordance with the applicable set of accounting standards, give a true and fair view of the assets, liabilities, financial position and profit or loss of the company and the undertakings included in the consolidation taken as a whole
- the strategic report includes a fair review of the development and performance of the business and the position of the issuer and the undertakings included in the consolidation taken as a whole, together with a description of the principal risks and uncertainties that they face

STATEMENT OF DIRECTORS' RESPONSIBILITIES IN RESPECT OF THE ANNUAL REPORT, THE DIRECTORS' REPORT AND THE FINANCIAL STATEMENTS (CONTINUED)

We consider the annual report and accounts, taken as a whole, is fair, balanced and understandable and provides the information necessary for shareholders to assess the Group's position and performance, business model and strategy.

Approved by the Board of Directors and signed on behalf of the Board.



K G Allen

Director

17 February 2023

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF PARAGON DEVELOPMENT FINANCE SERVICES LIMITED

Opinion

We have audited the Financial Statements of Paragon Development Finance Services Limited ("the Company") for the year ended 30 September 2022 which comprise the profit and loss account, the balance sheet, the statement of movements in equity and the related notes 1 to 12, including the accounting policies in note 11.

In our opinion the Financial Statements:

- give a true and fair view of the state of the Company's affairs as at 30 September 2022 and of the Company's result for the year then ended;
- have been properly prepared in accordance with UK accounting standards, including FRS 101 *Reduced Disclosure Framework*; 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 are described below. We have fulfilled our ethical responsibilities under, and are independent of the Company in accordance with, UK ethical requirements including the FRC Ethical Standard. We believe that the audit evidence we have obtained is a sufficient and appropriate basis for our opinion.

Going concern

The directors have prepared the financial statements on the going concern basis as they do not intend to liquidate the Company or to cease its operations, and as they have concluded that the Company's financial position means that this is realistic. They have also concluded that there are no material uncertainties that could have cast significant doubt over its ability to continue as a going concern for at least a year from the date of approval of the financial statements ("the going concern period").

In our evaluation of the directors' conclusions, we considered the inherent risks to the Company's business model and analysed how those risks might affect the Company's financial resources or ability to continue operations over the going concern period.

Our conclusions based on this work:

- we consider that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate;
- we have not identified, and concur with the directors' assessment that there is not, a material uncertainty related to events or conditions that, individually or collectively, may cast significant doubt on the Company's ability to continue as a going concern for the going concern period.

However, as we cannot predict all future events or conditions and as subsequent events may result in outcomes that are inconsistent with judgements that were reasonable at the time they were made, the above conclusions are not a guarantee that the Company will continue in operation.

Fraud and breaches of laws and regulations – ability to detect

Identifying and responding to risks of material misstatement due to fraud

To identify risks of material misstatement due to fraud ("fraud risks") we assessed events or conditions that could indicate an incentive or pressure to commit fraud or provide an opportunity to commit fraud.

**INDEPENDENT AUDITOR'S REPORT
TO THE MEMBERS OF PARAGON DEVELOPMENT FINANCE SERVICES LIMITED
(CONTINUED)**

Our risk assessment procedures included:

- Enquiring of directors, Internal Audit and inspection of policy documentation as to the Company's high-level policies and procedures to prevent and detect fraud, including the Internal Audit function, and the Company's channel for 'whistleblowing', as well as whether they have knowledge of any actual, suspected or alleged fraud.
- Reading Board minutes.
- Using analytical procedures to identify any unusual or unexpected relationships.

We communicated identified fraud risks throughout the audit team and remained alert to any indications of fraud throughout the audit.

As required by auditing standards, taking into account possible pressures to meet profit targets and our overall knowledge of the control environment, we perform procedures to address the risk of management override of controls, in particular the risk that the Company management may be in a position to make inappropriate accounting entries. On this audit we do not believe there is a fraud risk related to revenue recognition.

We performed procedures including identifying journal entries to test based on risk criteria and comparing the identified entries to supporting documentation. These included those posted and approved by the same user and those including specific descriptors.

Identifying and responding to risks of material misstatement due to non-compliance with laws and regulations

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience, through discussion with the directors and other management (as required by auditing standards), and from inspection of the Company's regulatory and legal correspondence and discussed with the directors and other management the policies and procedures regarding compliance with laws and regulations.

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

The potential effect of these laws and regulations on the financial statements varies considerably.

Firstly, the Company is subject to laws and regulations that directly affect the financial statements including financial reporting legislation (including related companies' legislation), distributable profits legislation and taxation legislation and we assessed the extent of compliance with these laws and regulations as part of our procedures on the related financial statement items.

Secondly, the Company is subject to many other laws and regulations where the consequences of non-compliance could have a material effect on amounts or disclosures in the financial statements, for instance through the imposition of fines or litigation or the loss of the Company's license to operate. We identified the following areas as those most likely to have such an effect: money laundering, financial crime, certain aspects of company legislation recognising the financial nature of the Company's activities and its legal form. Auditing standards limit the required audit procedures to identify non-compliance with these laws and regulations to enquiry of the directors and other management and inspection of regulatory and legal correspondence, if any. Therefore, if a breach of operational regulations is not disclosed to us or evident from relevant correspondence, an audit will not detect that breach.

**INDEPENDENT AUDITOR'S REPORT
TO THE MEMBERS OF PARAGON DEVELOPMENT FINANCE SERVICES LIMITED
(CONTINUED)**

Context of the ability of the audit to detect fraud or breaches of law or regulation

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it.

In addition, as with any audit, there remained a higher risk of non-detection of fraud, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. Our audit procedures are designed to detect material misstatement. We are not responsible for preventing non-compliance or fraud and cannot be expected to detect non-compliance with all laws and regulations.

Strategic report and directors' report

The directors are responsible for the strategic report and the directors' report. Our opinion on the financial statements does not cover those reports and we do not express an audit opinion thereon.

Our responsibility is to read the strategic report and the directors' report and, in doing so, consider whether, based on our financial statements audit work, the information therein is materially misstated or inconsistent with the financial statements or our audit knowledge. Based solely on that work:

- we have not identified material misstatements in the strategic report and the directors' report;
- in our opinion the information given in those reports for the financial year is consistent with the financial statements; and
- in our opinion those reports have been prepared in accordance with the Companies Act 2006.

Matters on which we are required to report by exception

Under the Companies Act 2006 we are required to report to you if, in our opinion:

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

We have nothing to report in these respects.

Directors' responsibilities

As explained more fully in their statement set out on page 5, the directors are responsible for: the preparation of the financial statements and for being satisfied that they give a true and fair view; such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error; assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and using the going concern basis of accounting unless they either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

**INDEPENDENT AUDITOR'S REPORT
TO THE MEMBERS OF PARAGON DEVELOPMENT FINANCE SERVICES LIMITED
(CONTINUED)**

Auditor's responsibilities

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 our opinion in an auditor's report. Reasonable assurance is a high level of assurance, but does not 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 the financial statements.

A fuller description of our responsibilities is provided on the FRC's website at www.frc.org.uk/auditorsresponsibilities.

The purpose of our audit work and to whom we owe our responsibilities

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



Michael Davidson (Senior Statutory Auditor)

for and on behalf of KPMG LLP, Statutory Auditor

Chartered Accountants

1 Sovereign Square

Sovereign Street

Leeds

LS1 4DA

17 February 2023

PROFIT AND LOSS ACCOUNT

YEAR ENDED 30 SEPTEMBER 2022

| | Note | 2022 £000 | 2021 £000 |
|--|------|-----------------|--------------------|
| TURNOVER | | 1 | 22 |
| Administrative expenses | | (1) | (22) |
| OPERATING LOSS | 2 | <u>-</u> | <u>-</u> |
| Interest receivable and similar income | | - | - |
| Interest payable and similar charges | | - | - |
| LOSS ON ORDINARY ACTIVITIES BEFORE TAXATION | | <u>-</u> | <u>-</u> |
| Tax on loss on ordinary activities | 4 | - | (12) |
| LOSS ON ORDINARY ACTIVITIES AFTER TAXATION | | <u><u>-</u></u> | <u><u>(12)</u></u> |

All activities derive from continuing operations.

There are no recognised gains or losses, other than the result for the current year and the loss for the preceding year, and consequently a separate statement of comprehensive income has not been presented.

PARAGON DEVELOPMENT FINANCE SERVICES LIMITED

BALANCE SHEET

30 SEPTEMBER 2022

| | Note | 2022 £000 | 2022 £000 | 2021 £000 | 2021 £000 |
|-------------------------------------|------|--------------|--------------|--------------|--------------|
| ASSETS EMPLOYED | | | | | |
| CURRENT ASSETS | | | | | |
| Debtors falling due within one year | 5 | 1,085 | | 860 | |
| Cash at bank | | <u>-</u> | | <u>224</u> | |
| | | | <u>1,085</u> | | <u>1,084</u> |
| | | | <u>1,085</u> | | <u>1,084</u> |
| FINANCED BY | | | | | |
| EQUITY SHAREHOLDERS' DEFICIT | | | | | |
| Called up share capital | 7 | - | | - | |
| Profit and loss account | | <u>(643)</u> | | <u>(643)</u> | |
| | | | (643) | | (643) |
| CREDITORS | | | | | |
| Amounts falling due within one year | 8 | | <u>1,728</u> | | <u>1,727</u> |
| | | | <u>1,085</u> | | <u>1,084</u> |

The financial statements were approved by the Board of Directors on 17 February 2023.

Signed on behalf of the Board of Directors:



K G Allen

Director

STATEMENT OF MOVEMENTS IN EQUITY

YEAR ENDED 30 SEPTEMBER 2022

| | Share capital | Profit and loss account | Total equity |
|--|---------------|----------------------------|-----------------|
| | £000 | £000 | £000 |
| <i>Total comprehensive income for the year</i> | | | |
| Result for the year | - | - | - |
| Other comprehensive income | - | - | - |
| Total comprehensive income for the year | - | - | - |
| <i>Transactions with owners</i> | | | |
| Issue of shares | - | - | - |
| Total contribution by owners | - | - | - |
| Net movement in equity in the year | - | - | - |
| Opening equity | - | (643) | (643) |
| Closing equity | - | (643) | (643) |

YEAR ENDED 30 SEPTEMBER 2021

| | Share capital | Profit and loss account | Total equity |
|--|---------------|----------------------------|-----------------|
| | £000 | £000 | £000 |
| <i>Total comprehensive income for the year</i> | | | |
| Loss for the year | - | (12) | (12) |
| Other comprehensive income | - | - | - |
| Total comprehensive income for the year | - | (12) | (12) |
| <i>Transactions with owners</i> | | | |
| Issue of shares | - | - | - |
| Total contribution by owners | - | - | - |
| Net movement in equity in the year | - | (12) | (12) |
| Opening equity | - | (631) | (631) |
| Closing equity | - | (643) | (643) |

NOTES TO THE ACCOUNTS

YEAR ENDED 30 SEPTEMBER 2021

1. GENERAL INFORMATION

Paragon Development Finance Services Limited ('the Company') is a company domiciled in the United Kingdom and incorporated in England and Wales under the Companies Act 2006 with company number 08049584. The address of the registered office is 51 Homer Road, Solihull, West Midlands, B91 3QJ. The nature of the Company's operations and its principal activities are set out in the Strategic Report.

These financial statements are presented in pounds sterling, which is the currency of the economic environment in which the Company operates.

The remaining notes to the accounts are organised into three sections:

- Analysis – providing further analysis and information on the amounts shown in the primary financial statements
- Financial Risk – providing information on the Company's management of its principal financial risks
- Basis of preparation – providing details of the Company's accounting policies and of how they have been applied in the preparation of the financial statements

NOTES TO THE ACCOUNTS - ANALYSIS

YEAR ENDED 30 SEPTEMBER 2022

The notes set out below give more detailed analysis of the balances shown in the primary financial statements and further information on how they relate to the operations, results and financial position of the Company.

2. OPERATING LOSS

The Company's audit fee for the current and preceding year of £1,000 was paid by the ultimate parent company, Paragon Banking Group PLC. Non audit fees provided to the Company are disclosed in the accounts of the parent company for the current and preceding year, and the exemption from disclosure of fees payable to the Company's auditor in respect to non-audit services in these Financial Statements has been taken.

3. DIRECTORS' REMUNERATION

One of the directors during the period (2021: one director) was also a director of the parent company, Paragon Banking Group PLC. Their remuneration from the Paragon Group is set out in Directors' Remuneration Report of Paragon Banking Group PLC.

Two of the directors during the period (2021: two directors) were also directors of Paragon Finance PLC. Their remuneration from Paragon Finance PLC is set out in the Directors and Employees note of Paragon Finance PLC.

4. TAX ON LOSS ON ORDINARY ACTIVITIES

a) Tax charge for the year

| | 2022 | 2021 |
|---|-------------|-------------|
| | £000 | £000 |
| Current tax | | |
| Corporation tax | - | - |
| | <hr/> | <hr/> |
| | - | - |
| Deferred tax (note 6) | | |
| Origination and reversal of timing differences | - | - |
| Recognition of previously unrecognised tax losses | - | 12 |
| | <hr/> | <hr/> |
| | - | 12 |
| | <hr/> | <hr/> |
| Tax charge on loss on ordinary activities | <hr/> <hr/> | <hr/> <hr/> |
| | - | 12 |

NOTES TO THE ACCOUNTS - ANALYSIS

YEAR ENDED 30 SEPTEMBER 2022

4. TAX ON LOSS ON ORDINARY ACTIVITIES (CONTINUED)

b) Factors affecting the tax charge for the year

| | 2022 £000 | 2021 £000 |
|--|--------------|--------------|
| Loss before tax | - | - |
| UK corporation tax at 19% (2021: 19%) based on the loss for the year | - | - |
| Effects of: | | |
| Prior year charge | - | 12 |
| | <u>-</u> | <u>12</u> |

The standard rate of corporation tax in the UK applicable to the Company in the period was 19.0% (2021: 19.0%), based on currently enacted legislation. During the previous period, legislation was substantively enacted, that will increase the rate to 25% with effect from 1 April 2023. Consequently, temporary differences at the balance sheet date will either reverse at 22% in the year ended 30 September 2023 or 25% in subsequent years.

5. DEBTORS

| | 2022 £000 | 2021 £000 |
|--------------------------------------|--------------|--------------|
| Amounts falling due within one year: | | |
| Amounts due from group companies | 1,085 | 860 |
| Deferred tax (note 6) | - | - |
| | <u>1,085</u> | <u>860</u> |

The fair value of the above items are not considered to be materially different to their carrying values.

6. DEFERRED TAX

The movements in the net asset for deferred tax are as follows:

| | 2022 £000 | 2021 £000 |
|--|--------------|--------------|
| Balance at 1 October 2021 | - | 12 |
| Prior year profit and loss charge (note 4) | - | (12) |
| Balance at 30 September 2022 | <u>-</u> | <u>-</u> |
| The net deferred tax asset for which provision has been made is analysed as follows: | | |
| Other timing differences | <u>-</u> | <u>-</u> |

NOTES TO THE ACCOUNTS - ANALYSIS

YEAR ENDED 30 SEPTEMBER 2022

7. CALLED UP SHARE CAPITAL

| | 2022 £ | 2021 £ |
|---|-----------|-----------|
| Allotted: | | |
| 1 ordinary shares of £1 each (fully paid) | 1 | 1 |
| | <u>1</u> | <u>1</u> |

8. CREDITORS

| | 2022 £000 | 2021 £000 |
|--------------------------------------|--------------|--------------|
| Amounts falling due within one year: | | |
| Amounts due from group companies | 1,728 | 1,727 |
| | <u>1,728</u> | <u>1,727</u> |

NOTES TO THE ACCOUNTS – FINANCIAL RISK

YEAR ENDED 30 SEPTEMBER 2022

The note below describes the processes and measurements which the Company use to manage their exposure to financial risks including credit, liquidity, interest rate and foreign exchange risk.

9. FINANCIAL RISK MANAGEMENT

The directors do not consider that the Company is exposed to any significant financial risks. The Company is not exposed to any currency risks. The Paragon Group of Companies PLC (the “Group”) holds sufficient cash resources to support Paragon Development Finance Services Limited’s obligations in the foreseeable future, with this being subject to regular cash flow forecasting to ensure sufficient cash resources continue to be held. Accordingly, they continue to adopt the going concern basis of accounting in preparing the financial statements.

NOTES TO THE ACCOUNTS – BASIS OF PREPARATION

YEAR ENDED 30 SEPTEMBER 2022

The notes set out below describe the accounting basis on which the Company prepare their accounts, the particular accounting policies adopted by the Company and the principal judgements and estimates which were required in the preparation of the financial statements.

They also include other information describing how the accounts have been prepared required by legislation and accounting standards.

10. BASIS OF PREPARATION

The Financial Statements have been prepared in accordance with applicable United Kingdom ('UK') accounting standards. Disclosures have been made in accordance with Financial Reporting Standard 101 – 'Reduced Disclosure Framework' ('FRS 101').

As permitted by FRS 100 – 'Application of Financial Reporting Requirements' ('FRS 100') the Company has applied the measurement and recognition requirements of International Financial Reporting Standards as adopted by the UK (UK-adopted international accounting standards) ('UK-IAS') but makes amendments where necessary in order to comply with the Companies Act 2006 and has set out below where advantage of disclosure exemptions provided by FRS 101 has been taken.

On 31 December 2020, EU-adopted International Financial Reporting Standards ('IFRS') was brought into UK law and become UK-IAS, with future changes to IFRS being subject to endorsement by the UK Endorsement Board. In preparing these financial statements in accordance with FRS 101, the Company Financial Statements transitioned to UK-adopted international accounting standards (as described above) in its first financial year commencing after 1 January 2021. There is no impact on recognition, measurement or disclosure in the period reported as a result of this change.

The particular accounting policies adopted have been set out in note 11.

Adoption of new and revised reporting standards

In the preparation of these financial statements, no new accounting standards are being applied for the first time.

Standards not yet adopted

There are no standards and interpretations in issue but not effective which address matters relevant to the Company's accounting and reporting.

11. ACCOUNTING POLICIES

The particular accounting policies applied are described below.

Accounting convention

The Financial Statements have been prepared under the historical cost convention.

Going concern

As Paragon Bank PLC ('the Bank') is the ultimate principal creditor of the Company, the Company is dependent on the support of the Group so as to continue as a going concern.

NOTES TO THE ACCOUNTS – BASIS OF PREPARATION**YEAR ENDED 30 SEPTEMBER 2022****11. ACCOUNTING POLICIES (CONTINUED)****Going concern (continued)**

The directors have made an assessment covering a period of at least 12 months from the date of approval of these financial statements which indicate that, taking account of reasonably possible downsides, the company will have sufficient funds, to meet its liabilities as they fall due for that period.

Those forecasts are dependent on the Bank not seeking repayment of the amounts currently due to the group, which at 30 September 2022 amounted to £1,727,000. The Bank has indicated that it does not intend to seek repayment of these amounts for the period covered by the forecasts. As with any company placing reliance on other group entities for financial support, the directors acknowledge that there can be no certainty that this support will continue although, at the date of approval of these financial statements, they have no reason to believe that it will not do so.

The Group has a formalised process of budgeting, reporting and review. The Group's planning procedures forecast its profitability, capital position, funding requirement and cash flows. Detailed plans are produced for two year periods with longer term forecasts covering a five year period which include detailed income forecasts.

These plans provide information to the directors which is used to ensure the adequacy of resources available for the Group to meet its business objectives, both on a short-term and strategic basis.

The Group makes extensive use of stress testing in compiling and reviewing its forecasts. This stress testing approach was recently reviewed in detail as part of the annual Internal Capital Adequacy Assessment Process ('ICAAP') cycle.

In compiling the most recent forecast, for the period commencing 1 October 2022, particular attention was paid to the potential consequences of the uncertain economic outlook for the UK on the Group's operations, customers, funding and prospects, both in the short and long term. These considerations include the increased cost of living, rising interest rates and the impacts of Russia's intervention in Ukraine, as well as the long-term after effects of the Covid pandemic. To evaluate these impacts of a number of different scenarios with impacts of varying duration and severity were examined. In common with the Group's approach to IFRS 9, the economics used in the forecasting process were updated in October 2022 based on updated external projections.

The forecast was based on the best available information at the time of its approval, but the uncertainties surrounding the potential impact of Covid and the nature, duration and effectiveness of government measures to address it, mean that accurate forecasting is a more complex task than in normal circumstances. Therefore, further scenario modelling was undertaken to evaluate the impact of adverse stresses of the forecast variables with the greatest impact.

NOTES TO THE ACCOUNTS – BASIS OF PREPARATION

YEAR ENDED 30 SEPTEMBER 2022

11. ACCOUNTING POLICIES (CONTINUED)

Going concern (continued)

These stresses did not include management actions which might mitigate the impact of the adverse assumptions used. They were designed to demonstrate how such stresses would affect the Group's financing, capital and liquidity positions and highlight any areas which might impact the Group's going concern assessment. Under all of these scenarios, the Group was able to meet its obligations over the forecast horizon and maintain a surplus over its regulatory requirements for both capital and liquidity.

The Directors, therefore, consider that the Bank and Group have adequate resources to continue in operational existence for the next 12 months.

In addition to the above, the Directors consider that the company remains an integral part of the Group.

On the basis of this analysis, the directors have concluded that the Company is able to continue as a going concern for at least twelve months from the date of approval of these financial statements and that therefore it is appropriate to continue to adopt the going concern basis in the preparation of these financial statements.

Turnover

Turnover represents management charges to group companies at invoiced amounts

Current tax

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

Deferred taxation

Deferred taxation is provided in full on temporary differences that result in an obligation at the balance sheet date to pay more tax, or a right to pay less tax, at a future date, at rates expected to apply when they crystallise based on current tax rates and law. Deferred tax assets are recognised to the extent that it is regarded as probable that they will be recovered. As required by IAS 12 – 'Income Taxes', deferred tax assets and liabilities are not discounted to take account of the expected timing of realisation.

Cash at bank

Balances shown as cash at bank in the balance sheet comprise demand deposits and short-term deposits with banks with initial maturities of not more than 90 days.

Loans

Interest bearing loans are recorded at the fair value of the proceeds received, net of directly attributable issue costs and any repayments made to date. Finance charges are accounted for on an accruals basis and are added to the carrying value of the loan to the extent that they have not been settled at the balance sheet date.

NOTES TO THE ACCOUNTS – BASIS OF PREPARATION

YEAR ENDED 30 SEPTEMBER 2022

11. ACCOUNTING POLICIES (CONTINUED)

Disclosures

In preparing these financial statements the Company has taken advantage of the exemptions from disclosure provided by FRS 101 in respect of:

- The requirement to produce a cash flow statement and related notes
- Disclosures in respect of transactions with wholly owned subsidiaries
- Disclosures in respect of capital management
- The effects of new, but not yet effective IFRSs
- Disclosures in respect of key management personnel
- Disclosures of transactions with a management entity which provides key management personnel services to the Company

As the consolidated financial statements of Paragon Banking Group PLC, the ultimate parent undertaking of the Company, include equivalent disclosures the Company has also taken advantage of these further exemptions provided by FRS 101:

- Certain disclosures required by IFRS 13 – ‘Fair Value Measurement’
- Certain disclosures required by IFRS 7 – ‘Financial Instruments Disclosures’

The Company presently intends to continue to apply these exemptions in future periods.

12. ULTIMATE PARENT UNDERTAKING AND CONTROLLING PARTY

The immediate parent undertaking is Paragon Development Finance Limited and ultimate parent undertaking and controlling party of the Company is Paragon Banking Group PLC, a company registered in England and Wales. This is the largest and smallest group of which the Company is a member and for which consolidated financial statements are drawn up. Copies of the Group’s financial statements are available from that company’s registered office at 51 Homer Road, Solihull, West Midlands, B91 3QJ.