Orbit Homes (2020) Limited

Financial statements

For the year ended 31 March 2026

Company Registration Number 06950748

CONTENTS **PAGE**

Executive Officers and Advisors

Directors

The Directors of the Company who were in office during the year and up to the date of signing the financial statements were:

Name	Position	Appointed	Resigned / Retired
Stephen Stone	Non-Executive Director/Chair	1 April 2019	31 March 2026
Manpreet Dillon	Non-Executive Director/Chair	1 April 2026	
Jonathan Wallbank	Group Finance Director	1 November 2020	
Philip Andrew	Chief Executive	18 July 2023	
Amanda Harris	Company Secretary	9 December 2024	

Executive Officers

The Company had no employees during the year other than directors (2025: Nil). The Executive Officers and staff of the parent association provide services to Orbit Homes (2020) Limited through a service agreement. The Executive Officers of Orbit Group Limited, the parent association, are listed in its financial statements.

Advisor

Independent Auditor	Registered office
KPMG LLP Suite 6 New Kings Court Tollgate Chandler's Ford Eastleigh SO53 3LG	Garden Court Binley Business Park Harry Weston Road Binley Coventry CV3 2SU

The Directors present the Strategic Report of Orbit Homes (2020) Limited (Orbit Homes) for the year ended 31 March 2026.

Review of the business

The principal activities of the Company comprise the provision of a design and build service to Orbit Group Limited and its subsidiary entities ("Orbit") and development of homes for sale within the UK. The Company operates as the in-house building company for Orbit, building a range of tenures for different markets. The Company also builds homes on behalf of others including registered providers.

The Company's plans are aligned with the Orbit 2030 Strategy which will see the delivery of over 7000 new energy efficient homes by 2030.

Underpinning all objectives is a commitment to compliance, the management of risk, sustainability and the environment. The performance of Orbit Homes is managed against these objectives.

Our Key Performance Indicators are as set out below:

1. Number of new homes delivered
2. Number of market homes sold

Orbit Homes delivered 1,094 homes during the year (2025: 901), c92% for social purpose (2025: c87%). The company has recorded a £3 million loss (2025: £4.4 million loss) for the year. Orbit Homes loss for the year was slightly higher than Budget due to planning related delays to starts on 2 sites, which resulted in a reduction in the number of market sale legal completions and lower Project Management Fee Income, this was partially offset by savings in sales and marketing costs and lower interest due to reduction in interest rate and tight control over work in progress levels on sites.

<u>Affordable development</u>

We have delivered 1,002 (2025: 781) affordable homes in the year.

<u>Market sale development</u>

During 2026, the Company completed the sale of 125 homes (2025: 124 homes) from a total of 7 sites (2025: 7 sites). The Company built 92 market sale homes in 2026 (2025: 120). 3 of our market sale developments complete in 2026/27 therefore there will not be a full year's production from these developments, together with the impact of planning delays on site starts we are forecasting a reduction in our build and legal completions during 2026/27. Our 2030 Development Strategy is focused on delivering more affordable homes, 92% of the 7,000 new homes delivered will be affordable. We will build and sell all the remaining market sale homes on our existing sites. All new site acquisitions will be fully affordable delivered via a combination of direct build, main contractor build and S106.

Average sales price achieved for the year was £336k (2025: £365k). Gross margins increased to 12% compared to 10% last year.

Customer satisfaction remains central to everything we do at Orbit Homes. We were delighted to be awarded the 5-Star Home Builder accolade by the Home Builders Federation (HBF) for the third consecutive year. This recognition is awarded exclusively to home builders of market sale homes who achieve exceptional customer feedback for both the quality of their homes and the service provided throughout the customer journey.

We are also proud to have received the 2026 In-house Research Gold Award for Customer Satisfaction for the tenth year running. This prestigious award is based on independently gathered customer feedback from customers across all tenures, collected by In-house Research, a recognised specialist in measuring customer satisfaction within the new homes sector.

Our continued success reflects strong and consistent performance across build quality, service and customer care. In addition, Orbit Homes achieved a Net Promoter Score of 83, compared with a benchmark average of 62, with 99% of surveyed Orbit Homes customers stating they would recommend us to a friend.

As a committed member of the New Homes Quality Board (NHQB), we continue to adhere to the principles of the New Homes Quality Code for both our market sale and shared ownership customers. This underpins our tenure-blind approach to design, specification and customer experience, ensuring high standards and fairness for all our customers.

At the end of the year, the Company had capital and reserves of £43.1 million (2025: £46.2 million). Creditors falling due after more than one year were £43.8 million (2025: £58.4 million) and net current assets of £86.9 million (2025: £104.5 million). Stock and Work in Progress was £78.3 million a reduction of £24.1 million from the previous year (2025: £102.4 million).

Risks and uncertainties

As a house building company selling homes outright in the open market and on a shared ownership basis, we are exposed to the market conditions that prevail in the wider housing market. The first half of the year was more subdued than in previous years due to the impact of the cost of living on customers' appetite to enter into mortgage commitments. Following the Government Budget the second half of the year saw greater activity and growing consumer confidence. We have recently experienced a slower market due to the impact of the ongoing war in the Middle East. Our mitigation has been through a regular review of build programmes to ensure these are aligned with reservations secured. We have also focused on securing additional Direct Build affordable developments to generate additional project management fees.

During 2025/26 the Board delegated the management and oversight of the Company to the Strategic Asset Management and Development Committee (the Committee) which met at least four times this year to review progress and help to manage risk. The Senior Management team and the Executive team maintain a detailed risk register that is reviewed by the Committee.

Treasury policy

The Board recognises it is important to consider treasury policy given the funding structure of the Company. The treasury function operates within a framework of clearly defined Orbit Board approved policies, procedures and delegated authorities. The fundamental principle underlying the Group and therefore the Company's approach is to treat treasury activities as a means of controlling risk rather than for profit generation.

Taxation strategy

The Company follows the Group's taxation strategy which can be found on the group website at www.orbit.org.uk.

Key performance indicators (KPIs)

The KPIs that we monitor are included in the Review of the Business section.

Section 172 Statement

The Board of Orbit Homes (2020) Limited consider that we have adhered to the requirements of section 172 of the Companies Act 2006 and have, in good faith, acted in a way that we consider would be most likely to promote the success of Orbit Homes for the benefit of its shareholders as a whole. In doing so, we have recognised the importance of considering all stakeholders and other matters (as set out in s.172(1) (a-f) of the Act) in its decision making.

This reporting legislation around engagement is welcomed by the Board and the commentary and table below sets out our s.172(1) statement. This statement provides details of key stakeholder engagement undertaken by the Board during the year and how this helps the Board to factor potential impacts on stakeholders into the decision-making process. Additional details of the key stakeholders and why they are important to us are set out below.

Orbit Homes (2020) Limited is a wholly owned subsidiary of Orbit Group Limited which promotes the highest standards of governance and ensures these standards cascade throughout the Group and its subsidiaries. All our activity is underpinned by our rigorous approach to corporate governance, risk, and compliance. We are proud of the high standards we have reached in the management of risk alongside compliance with regulatory quality standards and will continue to maintain a strong health and safety culture. We are committed to carbon reduction and improving energy efficiency, making a positive impact on the environment. As a Board we are conscious of the impact that our business and decisions have on our direct stakeholders as well as the communities we create.

As part of the director induction process, Directors are informed of their duties including their statutory duties under s.172 of the Companies Act 2006. The Directors are entitled to request from the Company all such information they may reasonably require in order to be able to perform their duties as directors, including professional advice from either the Company Secretary or from an independent advisor at the Company's expense. On-going training is provided to the Directors, as required, to ensure that their knowledge remains up to date and they continue to be able to discharge their duties as Directors.

Principal decisions

For the year ending 31 March 2026, the Board considers that the following are examples of principal decisions that it made in the period:

- Protecting our finances through our land led development strategy.

  During the year we delivered 1,094 new homes, 37% of these were delivered on land-led, direct build sites, using our own design standards and sector leading, ROSPA Safer by Design, house types.
- We have approved the Annual Budget, reviewed the Financial Plan and updated the Development 2030 Strategy.
- These business plans play an important role in communications with shareholders, Homes England, Greater London Authority and focusing regional teams on performance driven delivery.

Stakeholders- their importance to us	**The Board's approach to stakeholder engagement**	**Stakeholder consideration in the Board's decision making**
<u>Shareholders</u> Orbit Group is vital to the future success of our business, providing funds which aid business growth reinvested back into providing social housing.	The ultimate shareholder is Orbit Group Limited. Monthly performance updates are provided to Orbit Group including a review of Early Warning Indicators.	We aim to provide clear information to Group, being honest and transparent as to the performance of the business. Value is generated by delivering our business plan to provide shared ownership and rented affordable housing and reinvesting the profits generated from market sale homes back into the provision of future affordable housing.
<u>Customers</u> Listening to our Customers helps us understand their needs and provide suitable and sustainable homes.	Our teams are dedicated to making sure we constantly refine what we do – including amendments to house type designs and the improvement of our customers' experience.	Our focus is on ensuring delivery of excellent build quality and customer satisfaction. We monitor this through independent customer satisfaction surveys across all tenures which are benchmarked against our competitors. We believe that everyone is entitled to a good quality home that they can afford, in a place they are proud to live.
<u>Workforce</u> Orbit Homes does not directly employ our people, as they are all employed by Orbit Group. We engage with our team members to create an inclusive company culture and a positive working environment.	We provide a leading employment experience where our people have the tools and skills needed to excel in their roles. We conduct an Annual Engagement Survey, to hear first-hand how our team members feel and to address any areas for improvement.	Great Place to work: • Promoting the personal growth, development, and wellbeing of our people. • Inclusive employer. • Orbit Homes had an 74% Engagement Score in the March 2026 survey.
<u>Suppliers</u> Interaction with our suppliers and treating them fairly allows us to drive high standards and reduce risk in our supply chain, whilst also benefitting from costs efficiencies.	We meet regularly with our suppliers and subcontractors ensuring that risks are proactively managed. We strive to work with like-minded businesses and place great importance on retaining long term supplier relationships. This helps safeguard the quality of our product and our ability to deliver to our customers whilst establishing standards that ensure suppliers operate ethically, are environmentally responsible and that their workers are treated with respect and dignity.	The Board recognise the importance of maintaining good working relationships with our key suppliers. The Board place a high value on the quality of the working environment on our sites, and controls are in place to ensure supplier payments are made on a timely basis. The Board has been encouraged by the introduction of Modern Slavery Audits for our contractors to ensure they are treating their staff as we would expect.

Stakeholders- their importance to us	**The Board's approach to stakeholder engagement**	**Stakeholder consideration in the Board's decision making**
<u>Community</u> Maintaining and increasing the supply of affordable homes is core to our purpose.	Our purpose is to improve the lives of our customers, build a better society for the longer term and deliver the socially driven commercially minded vision of Orbit Group. This inspires us to develop our homes in an economically and socially useful way to benefit everyone in our communities.	By focusing on value for money and managing our business efficiently, we can reinvest our profits to build more affordable homes and improve our services and communities.
<u>Environment</u> We fully acknowledge the global environmental crisis and are committed to ensure we reduce our impact through our approach to building new homes.	We are committed to embracing modern methods of construction to drive productivity and reduce our impact on the environment. We have been actively managing the impact of our Scope 1 & 2 Activities in Construction. We are designing all of our new direct build developments to adhere to the principles of our 30x30 Biodiversity Commitment, which seeks to ensure that 30% of our estates' outdoor spaces support nature's recovery by 2030.	The Board are focused on driving forward the low carbon agenda. Orbit Homes' Energy Consumption decreased 2.0% compared to the previous year. This reflects continued focus on managing operational energy use across development activities. The reduction in total energy consumption was driven by lower energy demand associated with new build plot activity, reductions in onsite electricity use and fuel use. During the Financial Year we achieved a 15% reduction in avoidable waste per directly built new home.

Approved by the Board of Directors and signed by order of the Board:

Amanda Harris

Amanda Harris
Company Secretary
28 July 2026

The Directors present their report and the audited financial statements of Orbit Homes (2020) Limited (the "Company") for the year ended 31 March 2026.

Results and dividends
The Company recorded a loss before tax of £3.0 million (2025: £5.1 million loss).

Delays to the commencement of two sites, arising from planning constraints, reduced the number of market sale legal completions and associated project management fee income. These impacts were partially mitigated through disciplined control of work in progress, reduced sales and marketing costs, and lower interest charges reflecting reductions in market interest rates during the year.

In addition, the result includes the impact of the reassessment and release of a deferred tax asset of £0.8 million, reflecting updated expectations of future taxable profits.

Overall, the financial performance is consistent with the Company's transition towards a more affordable-led development model, which is expected to reduce exposure to cyclical private sales markets over time.

No dividend has been declared in respect of the year (2025: £nil).

Principal Activities
The principal activities of the Company are the provision of design and build services to Orbit Group Limited and its subsidiary entities, together with the development of homes for sale within the UK.

The Company operates as the in-house construction and development delivery vehicle for Orbit Group.

Charitable donations
The Company made no charitable donations during the year (2025: £nil).

Financial risk management
The Company's operations expose it to a range of financial risks, primarily liquidity risk and interest rate risk. The Company manages these risks through the Orbit Group treasury framework, maintaining appropriate funding levels and closely monitoring financing requirements. The objective of the treasury function is to minimise risk and ensure sufficient liquidity to support development activity.

Liquidity risk
The Company maintains regular oversight of future funding requirements to ensure sufficient resources are available to meet development commitments and land acquisition obligations.

Interest rate risk
The Company is funded through loans from its parent undertaking, Orbit Group Limited, which bear interest at rates linked to SONIA. Exposure to interest rate movements is regularly monitored and reflected in financial planning assumptions.

Future Outlook
The Company will continue to support the delivery of Orbit Group's strategic objectives, with an increasing focus on affordable housing provision. The transition towards an affordable-led development model is expected to improve income stability over the medium term.

Directors
The Directors who served during the year are shown on page 1. The Company is a wholly owned subsidiary of Orbit Group Limited. The Directors benefit from a qualifying third-party indemnity provision, which indemnifies against potential legal claims from third parties. This indemnity has been in place throughout the financial year and up to and including the date that these financial statements are signed.

Statement of Directors’ responsibilities in respect of the Strategic Report, the Directors’ Report and the financial statements

The directors are responsible for preparing the Strategic Report, the Directors’ Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law they have elected to prepare the financial statements in accordance with UK accounting standards and applicable law (UK Generally Accepted Accounting Practice), including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*.

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

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- assess the company’s ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- 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 company and enable them to ensure that the 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.

Subsequent events

The Directors have not identified any further subsequent events to report.

Going concern

The Directors have reviewed the Company’s financial business plan, including consideration of severe but plausible downside scenarios. Based on this assessment, and taking into account the financial support of Orbit Group Limited, the Directors are satisfied that the Company has adequate resources to continue in operational existence for the foreseeable future. The parent company has confirmed its intention to provide financial support for a period of at least 12 months from the date of approval of the financial statements. Accordingly, the financial statements have been prepared on a going concern basis. The Company has reasonable expectation that its parent has sufficient resources to provide support. Further information is referenced within note 1, the ‘Basis of preparation’, under Going Concern.

Disclosure of information to auditor

Each of the persons who is a Director at the date of approval of this report confirms that:

(1) so far as the Director is aware, there is no relevant audit information of which the Company’s auditor is unaware; and
(2) each Director has taken all the steps that they ought to have taken as a Director in order to make themselves aware of any relevant audit information and to establish that the Company’s auditor is aware of that information.

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

Independent auditor

KPMG LLP were appointed as the Company's auditor for the year ended 31 March 2026. A resolution to re-appoint the Group's auditor will be proposed at the Annual General Meeting.

Orbit Homes (2020) Limited Energy Report 2025-26

Introduction and Scope

The Companies (Directors' Report) and Limited Liability Partnerships (Energy and Carbon Report) Regulations 2018 ("the 2018 Regulations") require quoted and large unquoted companies to report their energy and carbon performance annually as part of the Government's Streamlined Energy and Carbon Reporting (SECR) framework.

Orbit Homes (2020) Limited (Orbit Homes) is classified as a large unquoted company under this guidance, having a turnover in excess of £36 million and a balance sheet total above £18 million.

This report relates solely to Orbit Homes and excludes other entities within the Orbit Group , which is exempt from SECR reporting requirements.

Energy and Carbon Performance

The table below shows Orbit Homes' energy performance for the current and previous reporting year, as required under SECR.

Total energy consumption in 2025–26 was **3,074,626 kWh**, representing a **2.0% reduction** compared to 2024–25 (3,138,056 kWh). This reflects continued focus on managing operational energy use across development activities.

To enable meaningful comparison, energy performance has been normalised against completed plots. During the year, **409 plots were completed** (2024–25: 494). As a result, energy consumption per plot was **7,517 kWh** (2024–25: 6,352 kWh).

The increase in energy intensity is primarily attributable to l**ower completion volumes within the reporting period**, while the number of active compounds and baseline site energy requirements remained broadly consistent. This is an expected outcome where fixed site energy demand is distributed across fewer completions and does not indicate a reduction in underlying operational efficiency.

The reduction in total energy consumption was driven by:

- Lower energy demand associated with new build plot activity
- Reductions in onsite electricity and fuel use

In terms of carbon emissions, total emissions saw a reduction of **18.8% year-on-year** and emissions intensity per plot decreased by **1.4% (location-based)**.

Orbit Homes' transition from diesel to **Hydrotreated Vegetable Oil (HVO)** in 2022 continues to significantly reduce lifecycle carbon emissions. This measure remains a key factor in maintaining emissions at a materially lower level than would otherwise be the case.

In addition improvements in reporting of vehicle type for 2025/26 has considerably lowered the carbon emissions associated with Business travel despite an increase in overall distance.

Orbit Homes Energy and Carbon Performance Data

Scope	Source	Sub-category	2024-25 Consumption (kWh)	2024-25 Emissions (tCO_2e)	2025-26 Consumption (kWh)	2025-26 Emissions (tCO_2e)
Scope 1	**Natural Gas**		**629,295.0**	**134.0**	**761,129.0**	**139.3**
		Offices	No gas	-	No Gas	-
		New build pre-sale/rent plots	629,295.0	134.0	761,129.0	139.3
	Fuels		**1,733,804.0**	**13.0**	**1,525,984.0**	**9.1**
		Red Diesel	-	-	-	-
		Butane	-	-	-	-
		Propane	212.0	0.0	520.0	0.1
		White Diesel	29,830.0	7.0	12,924.0	3.4
		HVO	1,703,762.0	6.0	1,512,540.0	5.6
Scope 2	**Electricity: location-based**		**349,990.0**	**73.0**	**348,955.2**	**61.8**
		Offices	-	-	-	-
		New build pre-sale/rent plots	120,841.0	26.0	84,679.5	15.0
		Construction sites	229,149.0	47.0	264,275.7	46.8
	Electricity: market-based		**349,990.0**	**0.0**	**348,955.2**	**0.0**
		Offices	-	-	-	-
		New build pre-sale/rent plots	120,841.0	0	84,679.5	0
		Construction sites	229,149.0	0	264,275.7	0
Scope 3	**Business Travel**		**424,967.0**	**136.0**	**438,558.1**	**78.7**
		Petrol	11,238.0	4.0	226,973.5	37.1
		Diesel	48.0	0.0	183,877.0	35.7
		Electric	0.0	0.0	0.0	1.2
		Hybrid	0.0	0.0	27,707.6	4.6
		Unknown fuel type	413,681.0	132.0	0.0	0.0
		TOTAL (location-based):	**3,138,056.0**	**356.0**	**3,074,626.3**	**288.9**
		NORMALISED (PER PLOT):	**6,352.0**	**0.72**	**7,517.4**	**0.71**
		TOTAL (market-based):	**3,138,056.0**	**283.0**	**3,074,626.3**	**227.1**
		NORMALISED (PER PLOT):	**6,352.0**	**0.57**	**7,517.4**	**0.56**

Methodology

The methodology used to compile energy and carbon performance data is aligned with the **Greenhouse Gas (GHG) Reporting Protocol – Corporate Standard**. Data has been prepared using an adapted version of a tool originally developed for Orbit Group Limited by the Carbon Trust in 2019.

Emission factors have been sourced from the UK Government's **Greenhouse Gas Reporting Conversion Factors**, while market-based electricity emissions have been derived directly from supplier data through Renewable Energy Guarantees of Origin (REGOs).

Business travel mileage data has been obtained from expense claim records; however, vehicle fuel type is not directly captured within the dataset. As a result, an estimation methodology has been applied to allocate all reported mileage across fuel types (petrol, diesel, hybrid, and electric). This has been based on the known composition of employee vehicles derived from internal grey fleet data.

Orbit Homes Energy Report 2025-26 (continued)

Total mileage has been apportioned proportionally according to the distribution of vehicle fuel types within the employee population. This approach assumes that average mileage per vehicle is broadly consistent across each fuel category. While this methodology relies on inferred rather than directly measured data, it provides a more representative assessment of emissions than applying a single emissions factor across all business travel as was done in previous years.

To ensure accuracy and robustness, the dataset is subject to **periodic desktop reviews and onsite audits** conducted by the in-house Sustainability team. All calculations and resulting analysis have been performed and/or verified by a **Chartered Environmentalist and Member of the Energy Institute**.

This approach ensures the data reported is **transparent, consistent, and aligned with best practice guidance**, providing a reliable foundation for assessing performance and identifying improvement opportunities.

Energy Efficiency Measures

Orbit Homes continues to implement a range of operational initiatives to improve energy efficiency across its development sites. These include:

- Deployment of **energy-efficient welfare cabins**, incorporating PIR lighting controls and thermostatic systems
- Prioritisation of **early connection to the national grid** to minimise use of temporary fuel-based generation
- Ongoing **monitoring of temporary electricity supplies** to identify and address abnormal consumption
- Implementation of **controlled heating setpoints**, including 16°C in pre-sale plots and 18°C in show homes
- Delivery of **IEMA-accredited Environmental Sustainability Skills for Managers training** to relevant staff
- Continued promotion of **agile working practices** to reduce travel-related emissions

These measures support improved energy management, reduced consumption, and the continued embedding of sustainability considerations within operational practices.

Carbon Saving Measures

Orbit Homes has implemented several strategic initiatives that continue to deliver meaningful reductions in carbon emissions:

- Since April 2021, all new direct-build development plots have been connected to **renewable electricity tariffs**, ensuring that electricity used in pre-sale and show homes is effectively **net zero carbon on a market-based basis**. This also supports customers in accessing greener energy supply options on completion.
- Since April 2022, all applicable site equipment and temporary power generation has transitioned from diesel to **Hydrotreated Vegetable Oil (HVO)**. This change is estimated to deliver up to a **90% reduction in lifecycle carbon emissions** associated with these fuels.

Given the significance of fuel use within the overall emissions profile, the continued use of HVO remains a **key factor in maintaining lower overall emissions**, despite fluctuations in construction activity.

Orbit Homes Energy Report 2025-26 (continued)

Summary and outlook

Overall, Orbit Homes has:

- Achieved a **reduction in total energy consumption**
- Maintained **stable total emissions** despite changes in activity levels
- Continued to deliver **carbon reductions through strategic fuel and electricity procurement decisions**

While intensity metrics have increased due to lower completion volumes, this reflects the distribution of fixed site energy demand rather than a decline in underlying efficiency.

Orbit Homes remains committed to continuous improvement and will continue to:

- Enhance monitoring and data quality
- Identify further opportunities to reduce energy demand
- Expand the use of low-carbon technologies and fuels
- Support wider organisational sustainability and net zero objectives

This approach ensures the business remains **well positioned to deliver further energy and carbon improvements over the long term**, while supporting sustainable growth.

Approved by the Board of Directors and signed by order of the Board:

Amanda Harris
Company Secretary
28 July 2026

Registered office
Garden Court Binley Business Park Harry Weston Road Binley Coventry CV3 2SU

Independent Auditor’s Report to the Members of Orbit Homes (2020) Limited

Opinion

We have audited the financial statements of Orbit Homes (2020) Limited (“the Company”) for the year ended 31 March 2026 which comprise the Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Equity and related notes, including the accounting policies in note 1.

In our opinion the financial statements:

- give a true and fair view of the state of the Company’s affairs as at 31 March 2026 and of its loss for the year then ended;
- have been properly prepared in accordance with UK accounting standards, including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*;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. Our risk assessment procedures included:

- Enquiring of management, directors and internal audit as to the Company’s high-level policies and procedures to prevent and detect fraud, including the internal audit function, as well as whether they have knowledge of any actual, suspected or alleged fraud.

- Reading Board, audit and risk committee and remuneration committee 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, we perform procedures to address the risk of management override of controls, in particular the risk that 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 due to the limited opportunity for management to manipulate revenue transactions except for build fee as there is a scope of manual intervention.

We did not identify any additional fraud risks.

In determining the audit procedures, we took into account the results of our evaluation and testing of the operating effectiveness of the Group-wide fraud risk management controls

We also performed procedures including:

- Identifying journal entries to test based on risk criteria and comparing the identified entries to supporting documentation. These included journals posted to unusual cash and borrowing combinations.

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, and through discussion with the directors and other management (as required by auditing standards), and from inspection of the Group's regulatory and legal correspondence and discussed with the directors and other management the policies and procedures regarding compliance with laws and regulations.

As the Company is regulated, our assessment of risks involved gaining an understanding of the control environment including the entity's procedures for complying with regulatory requirements.

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 need to include significant provisions. We identified the following areas as those most likely to have such an effect: GDPR, Health and Safety Legislation and Employment and Social Security Legislation, recognising the regulated nature of the Company's activities. 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.

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 8, 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.

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.

Harry Mears

(Senior Statutory Auditor)
for and on behalf of KPMG LLP, Statutory Auditor and Chartered Accountants
Suite 6, New Kings Court
Tollgate, Chandler's Ford
Eastleigh

SO53 3LG

10 August 2026

Statement of Comprehensive Income for the year ending 31 March 2026

	Note	2026 £000	2025 £000
Turnover	**2**	**174,512**	181,295
Cost of sales		**(169,174)**	(176,908)
Gross profit		**5,338**	4,387
Administrative expenses		**(4,192)**	(3,795)
Operating profit	**3**	**1,146**	592
Interest receivable and similar income		**47**	87
Interest payable and similar charges	**4**	**(4,174)**	(5,813)
Loss on ordinary activities before tax		**(2,981)**	(5,134)
Tax (charge) / credit on profit on ordinary activities	**5**	**(69)**	777
Loss for the financial year		**(3,050)**	(4,357)
Other comprehensive income		**-**	-
Total comprehensive loss for the financial year		**(3,050)**	(4,357)

All amounts derive from continuing operations.

The accompanying notes form part of these financial statements.

Orbit Homes (2020) Limited

Statement of Changes in Equity for the year ending 31 March 2026

	Profit & Loss Account £000	Share Capital £000	Total £000
As at 1 April 2024	**6,530**	**10,000**	**16,530**
Loss for the year	(4,357)	-	(4,357)
Issue of share capital	-	34,000	34,000
Balance at 31 March 2025	**2,173**	**44,000**	**46,173**
Loss for the year	**(3,050)**	**-**	**(3,050)**
Balance at 31 March 2026	**(877)**	**44,000**	**43,123**

The accompanying notes form part of these financial statements.

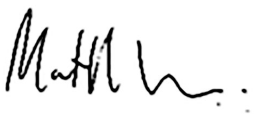
Orbit Homes (2020) Limited

Statement of Financial Position as at 31 March 2026

	Note	2026 £000	2025 £000
Fixed assets			
Tangible assets	6	**76**	116
Current assets			
Stocks	7	**78,269**	102,398
Debtors (£600k (£777k 2025) >1 year)	8	**16,261**	13,486
Cash at bank and in hand		**4,579**	2,508
		99,109	118,392
Creditors: amounts falling due within one year	9	**(12,232)**	(13,937)
Net current assets		**86,877**	104,455
Total assets less current liabilities		**86,953**	104,571
Creditors: amounts falling due after more than one year	10	**(43,830)**	(58,398)
Net assets		**43,123**	46,173
Capital and reserves			
Called up share capital	13	**44,000**	44,000
Profit and loss account		**(877)**	2,173
Equity shareholders' funds		**43,123**	46,173

The accompanying notes form part of these financial statements.

The financial statements on pages 17 to 27 were approved by the Board of Directors and signed on its behalf by:



Manpreet Dillon
Chair

28 July 2026

Company Registration Number 06950748

1. Accounting policies

Basis of preparation

These 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 United Kingdom and Republic of Ireland' ('FRS 102'), and with the Companies Act 2006. The financial statements have been prepared on the historical cost basis except for the modification to a fair value basis for certain financial instruments as specified in the accounting policies below. No judgements or estimates have been applied that would materially affect the values disclosed in the financial statements.

Exemption has been taken under FRS 102 to not disclose related party transactions.

The Company has also taken advantage of the exemption available in FRS102 in preparing these financial statements, and has not prepared, per requirement of Section 7, a Statement of Cash Flows. This information is included in the consolidated financial statements of Orbit Group Limited as at 31 March 2026 and these financial statements are available at www.orbit.org.uk.

Going concern

The Board, after reviewing the Company's financial business plan, taking account of severe but plausible downsides, such economic downturn, political pressures or a perfect storm, is of the opinion that, given support from the Orbit Group, the Company has adequate resources to continue for the foreseeable future. The Board therefore continues to adopt the going concern basis in preparing the annual financial statements.

This is dependent on Orbit Group Limited providing additional financial support in the 12 month period from the date these accounts are signed. Orbit Group Limited has indicated its intention to make available such funds as are needed by the Company for the period covered by the forecasts in a letter to the Board of Orbit Homes (2020) Limited. The Company has a reasonable expectation that its parent has sufficient resources to provide support.

Significant management judgements and estimates

Development margins, impairment and recoverability of stocks

Management is required to make estimates in accounting for housebuilding development costs and margins. These estimates may depend upon the outcome of future events and may need to be revised as circumstances change.

In determining work in progress and the profit recognised on sales in any given year, management allocates land and site-wide development costs between units built in the current year and those to be built in future years. This assessment impacts the value of stock and work in progress and profit recognition on sale of properties.

Management has ongoing procedures for assessing the carrying value of stock and work in progress to ensure it is valued at lower than its net realisable value. An estimate is made of the costs to complete on each development based on build stages on each home together with the stage of infrastructure and these costs are compared to estimated sales values. Values are assessed using available market information informed by recent experience on similar properties and site-specific knowledge.

Sensitivities of the carrying amount of Stocks and Work in Progress to the assumptions and estimates used are disclosed in note 7.

Tangible fixed assets

Tangible fixed assets are stated at historic purchase cost less accumulated depreciation. Cost includes land, build costs, applicable overheads and interest. Depreciation is charged to write off the cost of the tangible fixed assets, less their residual values, over their expected useful lives using the straight-line basis.

Leasehold improvements	15%
Furniture, fixtures and equipment	15% - 25%

Stocks

Stocks and work in progress are stated at the lower of cost and net realisable value. Cost includes land, build costs and applicable overheads. Net realisable value is based on estimated selling price, less further costs expected to be incurred to completion and disposal. Provision is made for obsolete, slow-moving or defective items where appropriate.

Turnover

Turnover represents amounts receivable for the sale of land and properties, and the provision of design and build services, net of Value Added Tax and other sales related taxes. All turnover arises in the UK only.

Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable for the services provided net of Value Added Tax and customer discounts and incentives. Sales are recognised on legal completion. Project management fee income is recognised over the life of each development scheme, reflecting the delivery of the underlying services and achievement of key project milestones.

Profit recognition on sales of properties

The cost of sales is posted to the statement of comprehensive income for each market sale property based on legal completion on the initial appraisal target margin. This target margin is periodically reviewed for appropriateness.

Leases

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership of the leased asset to the Company. All other leases are classified as operating leases.

Taxation

The charge for the year is based on profits arising on activities that are liable to tax. Taxable members of the Group have adopted the accounting standard for deferred tax (FRS 102, section 29).

Deferred tax is provided in full, at the tax rates expected to apply to the period when the asset is realised or the liability is settled, on any timing differences, however deferred tax assets are only recognised to the extent it is regarded as more likely than not they will be recovered.

Deferred tax assets and liabilities are not discounted.

Gift aid

Gift aid is presented as a distribution of reserves rather than being shown in the statement of comprehensive income. Gift aid credits shown in the financial statements are payable within 9 months following the year end.

Liquid resources

Liquid resources comprise loans from group undertakings, Orbit Group Limited.

2. Turnover

	2026 £000	2025 £000
Sale of new homes	**41,987**	45,264
Design and build fees	**132,523**	136,018
Other	**2**	13
	174,512	181,295

3. Operating Profit

	2026 £000	2025 £000
Operating profit is stated after charging:		
Fixed Assets:		
Depreciation – owned assets	**40**	40
Auditor's remuneration:		
In their capacity as auditor	**60**	50
Total audit services	**60**	50

4. Interest payable and similar charges

	2026 £000	2025 £000
On bank loans, overdrafts and other loans		
Repayable, other than by instalments, within 5 years	**-**	-
On loans from Group undertakings		
Repayable, other than by instalments, within 5 years	**4,174**	5,805
Other interest	**-**	8
	4,174	5,813

5. Tax on profit on ordinary activities

	2026 £000	2025 £000
(a) Analysis of tax (charge) / credit in year:		
Current tax:		
UK Corporation Tax on profits of the year	**-**	-
Adjustments in respect of prior years & other differences	**(2)**	(2)
Deferred tax movement	**(775)**	779
Amounts receivable for group relief surrendered	**708**	-
Total tax (charge) / credit	**(69)**	777

The total tax (charge)/credit for the year is higher (2025: lower) than the standard rate of Corporation Tax in the UK of 25% (2025: 25%). The differences are explained below:

	2026 £000	2025 £000
(b) Factors affecting tax charge in year:		
Loss on ordinary activities before tax	**(2,981)**	(5,134)
Tax credit on loss on ordinary activities at standard rate 25% (2025: 25%)	**745**	1,283
Accelerated capital allowances and other differences	**(10)**	(9)
Adjustments in respect of prior years & other differences	**(2)**	(2)
Group relief surrendered	**(708)**	(495)
Amounts receivable for group relief surrendered	**708**	-
Deferred tax asset not recognised	**(802)**	-
Tax (charge) / credit for the year carried forward	**(69)**	777

(c) Factors that may affect future tax charges:

The November Budget 2025 did not include any major reforms to corporation tax. The main rate is unchanged for 2026-27, at 25%.

6. Tangible assets

	Leasehold Improvements	Furniture, fixings & equipment	Total
	£000	£000	£000
Cost			
As at 1 April 2025	634	648	1,282
Additions	-	-	-
At 31 March 2026	**634**	**648**	**1,282**
Less: accumulated depreciation			
At 1 April 2025	(522)	(644)	(1,166)
Charge for the year	(37)	(3)	(40)
At 31 March 2026	**(559)**	**(647)**	**(1,206)**
Net book amount			
At March 2026	**75**	**1**	**76**
At March 2025	**112**	**4**	**116**

7. Stocks

	2026	2025
	£000	£000
Completed properties	**7,514**	17,339
Under construction	**70,755**	85,059
	78,269	102,398

Management has considered a sensitivity analysis for the key sources of estimation with the resulting increase / (decrease) in the carrying value of stocks and work in progress at 31 March 2026. Sensitivity reflecting a 5% increase in build cost to complete and 5% reduction in future sales values would not result in the requirement to impair our work in progress.

8. Debtors

	2026	2025
	£000	£000
Due within one year:		
Amounts owed by Group undertakings	**13,683**	9,039
Taxation and social security	**1,871**	2,795
Other debtors	**107**	875
	15,661	12,709
Due after more than one year:		
Deferred tax (Note 11 and Note 5)	**-**	777
Other	**600**	-
	600	777
Total	**16,261**	13,486

9. Creditors: amounts falling due within one year

	2026	2025
	£000	£000
Trade creditors	**11,908**	13,130
Amounts owed to Group undertakings	**5**	531
Taxation and social security	**40**	81
Accruals and deferred income	**279**	195
	12,232	13,937

10. Creditors: amounts falling due after more than one year

	2026	2025
	£000	£000
Loans from Group undertakings (Note 12)	**41,898**	58,398
Other Creditors	**1,932**	-
	43,830	58,398

11. Deferred tax assets

	2026	2025
	£000	£000
As at 1 April	**777**	-
Fixed asset timing differences	**(2)**	(2)
Losses and other deductions	**-**	779
Deferred tax asset derecognised	**(775)**	
At 31 March	**-**	777

Deferred tax assets are recognised to the extent that it is probable that future taxable profits will be available against which deductible temporary differences or tax losses can be utilised. Management have assessed the recoverability of the deferred tax asset and the asset has been derecognised in line with management expectations. Trading losses of £3,215k have given rise to a deferred tax asset of £804k at 31 March 2026, which has not been recognised in these financial statements.

12. Loans and other borrowings

	2026	2025
	£000	£000
Loans from Group undertakings	**41,898**	58,398
	41,898	58,398

Maturity of financial liabilities

	2026	2025
	£000	£000
In one year or less, or on demand	**-**	**-**
In more than one year but not more than two years	**41,898**	**58,398**
	41,898	**58,398**

The loans from Orbit Group Limited are secured by a floating charge over the assets of the Company.

13. Called up share capital

	2026	2025
	£	**£**
Issued and fully paid shares of £1 each	**44,000,001**	44,000,001
Issued and unpaid shares of £1 each	**99**	99
	44,000,100	44,000,100

14. Capital commitments

	2026	2025
	£000	**£000**
Capital expenditure which has been contracted for but has not been provided for in the financial statements	**498,556**	486,676
Capital expenditure which has been authorised under authority from the Orbit Board but has yet to be contracted	**86,239**	86,767

	2026	2025
	£000	£000
The Company expects these commitments to be financed with:		
Proceeds from sale of new homes	**105,077**	103,632
Proceeds from sale of housing to other Group undertakings	**479,718**	469,811
	584,795	573,443

Capital commitments comprise contracts for the purchase of land and buildings and under design and build contracts with third party suppliers.

15. Ultimate parent entity and ultimate controlling party

The immediate parent undertaking and ultimate parent entity and controlling entity is Orbit Group Limited, a Co-operative and Community Benefit Society registered in England and Wales.

Orbit Group Limited is the parent undertaking of the only group of undertakings to consolidate these financial statements at 31 March 2026. The consolidated financial statements of Orbit Group Limited are published on the Orbit website www.orbit.org.uk.

16. Related party transactions

Orbit Homes (2020) Limited is a wholly owned subsidiary of Orbit Group Limited. As permitted the Company has taken advantage of the exemption for wholly owned subsidiaries not to disclose related party transactions with group entities as defined by section 33.1A FRS 102.