

Orbit Capital Plc

Financial statements

For the year ended 31 March 2026

Company Registration Number 09402193

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Directors

The Company was incorporated on 22 January 2015.

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

Name	Position	Appointed	Resigned / Retired
Lynn Lochhead	Non-Executive Director	22 July 2019	31 March 2026
Maame – Yaa Bempah	Non-Executive Director	1 September 2022	31 July 2025
Stephen Jack	Non-Executive Director/Chair to 31 July 2025	6 February 2025	
Michelle Dovey	Non-Executive Director/Chair from 1 August 2025	1 June 2025	
Cecile Montfort	Non-Executive Director	1 July 2026	
John Miesner	Non-Executive Director	1 July 2026	
Philip Andrew	Chief Executive	18 July 2023	
Jonathan Wallbank	Group Finance Director	9 November 2020	
Amanda Harris	Secretary	9 December 2024	

Executive officers

The Company had no employees during the period other than directors (2025: Nil). The executive officers and staff of the parent association provide services to Orbit Capital Plc through a service agreement. The executive officers of Orbit Group Limited, the parent association, are listed in their financial statements.

Advisors

Independent Auditors	Registered office
KPMG LLP One Snowhill Snowhill Queensway Birmingham B4 6GH	Garden Court Binley Business Park Harry Weston Road Binley Coventry CV3 2SU

Date of incorporation and principal activities

Orbit Capital Plc (the Company) was incorporated on 22 January 2015. The Company is incorporated under the Companies Act 2006 as a public limited company, limited by shares, incorporated in England and Wales. The Directors present the strategic report for the year ended 31 March 2026.

The principal activity of the Company is to act as an onward lender of monies raised via the debt capital market to the Operating Associations of the Orbit Group, namely Orbit Housing Association Limited and Orbit Group Limited. This is expected to continue into the foreseeable future.

Review of the business and future developments

The Company arranged its first public bond issue on 24 March 2015 with an initial issue of £200 million and retained bonds of £50 million, which were issued on 3 August 2016. The Company arranged its second public bond issue on 7 June 2018 raising £450 million which was used to restructure the groups existing debt portfolio and provide long term funding to support the Group strategy. The Company arranged its third public bond issue on 24 November 2020 raising £300 million which was to provide long term funding to support the Group strategy.

The Company established a £1bn EMTN Programme on 30 March 2026 in support of future issuance(s) at the appropriate time.

The Company makes a charge to the Operating Associations set at a level sufficient to recover interest payable to bond holders and all operating costs, resulting in a breakeven position. The Directors are therefore satisfied with the results for the year and expect future performance to continue on the same basis.

Key performance indicators (KPIs)

The Company operates as a group funding vehicle with the intention of breaking even and has no specific key performance indicators. KPIs for Orbit Group are included in the operating and financial review statement in the Group's annual report.

Principle risks and uncertainties

The principle risk of the Company is the inability to meet its obligations in respect of the Bond Trustees and counterparty risk in respect of other group members/parent. The key risks identified are:

- loan covenant breach
- parent company does not perform in line with the business plan
- registered providers unable to repay funds borrowed

Our approach to risk management is embedded across the business as part of our cycle of activity. Arrangements are in place that robustly manage the operational and strategic risks that threaten our business plan, future performance, solvency and liquidity. The business continuously manages the risks identified above by monitoring the loan covenants, liquidity and, with reference to the group risk register, the factors that impact these risks.

Financial risk management

The Company's operations expose it to a variety of financial risks. The group has in place a risk management programme that seeks to limit the adverse effects on the financial performance of the Company and Group by monitoring levels of debt finance and related finance costs. The key risks are as follows:

Interest rate risk

At 31 March 2026, 83% (2025: 88%) of the Group's debt was on fixed rate terms. Currently there is no intention to repay any debt prior to maturity; therefore, any movement in the market value of debt due to changes in interest rates is not deemed material to the ongoing operations of the Company.

Liquidity risk

The Company actively lends the full amount of the loans it has itself borrowed, thus the entity has assets to fully offset its liabilities and interest receivable to offset its interest payable.

Credit risk

The liabilities to bond holders are secured by a legal charge over property assets owned by the Operating Associations with a value in excess of total borrowings. The Operating Associations have entered into a guarantee with the Company over future interest payments and the property security.

Section 172 Statement

Orbit Capital Plc (the Company) was established for the sole purpose of raising debt finance through the capital markets and on-lending these funds to other entities within the Orbit Group. The Company is a wholly owned subsidiary and has no employees, with services provided by the parent under service arrangements. Given the nature of the Company's activities, the Directors consider that the most relevant stakeholders are the Company's bondholders and investors, the parent entity (Orbit Group Limited), and other group entities to which funds are on-lent. The impact on employees, the wider community and environment is considered by the Orbit Group.

The Directors consider, both individually and collectively, that they have acted in good faith in a way most likely to promote the success of the Company for the benefit of its stakeholders, having regard to:

- the long-term consequences of decisions;
- the need to maintain strong relationships with investors and group entities; and
- the importance of maintaining a reputation for high standards of business conduct and financial discipline.

As a funding vehicle, the Company's primary purpose is to ensure ongoing access to capital markets and maintain a stable funding platform for the Orbit Group, with a focus on long-term sustainability, liquidity and covenant compliance.

Key decisions and considerations during the year

Establishment of EMTN Programme

The Board approved the establishment of a £1bn Euro Medium Term Note (EMTN) programme to support future issuance and enhance the Group's access to diversified funding sources.

- **Consideration:** Long-term funding flexibility, ability to respond and access the markets quickly, maintaining investor confidence and supporting the Group's strategic objectives.
- **Stakeholder impact:** Strengthens the Group's long-term financial resilience.

Investor engagement and roadshows

The Board supported ongoing engagement with investors, including roadshows and regular communication via publication of investor reports.

- **Consideration:** Maintaining transparent and proactive communication to foster strong relationships with investors and support continued access to capital markets.
- **Stakeholder impact:** Enhances trust and supports the Company's reputation for high standards of business conduct.

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



Amanda Harris
Company Secretary

22 July 2026

Orbit Capital Plc Directors' Report

The Directors present their annual report on the affairs of Orbit Capital Plc (the Company) and the audited financial statements for the year ended 31 March 2026.

Incorporation

The Company was incorporated on 22 January 2015 under the Companies Act 2006 number 9402193. The Company's ultimate parent undertaking is Orbit Group Limited.

Results and dividends

The profit for the year was £nil (2025: £nil). The Directors do not recommend payment of a dividend.

Charitable donations

There were no donations in the period.

Directors

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

Statement of directors' responsibilities

The directors are responsible for preparing the strategic report, 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 are required to prepare the financial statements in accordance with UK accounting standards, 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 its profit or loss for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make 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 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.

The directors are responsible for the maintenance and integrity of the corporate and financial information included on the Orbit website. Legislation in the UK governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

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 Strategic Report and Directors' Report includes a fair review of the development and performance of the business and the position of the issuer, together with a description of the principal risks and uncertainties that they face.

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 Company's position and performance, business model and strategy.

Disclosure of information to auditors

Each of the persons who are 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 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 s418 of the Companies Act 2006.

Subsequent events

Management have not identified any subsequent events to report.

Going concern

The Orbit Capital Board has a reasonable expectation that the entity has adequate resources to continue in operational existence for a period of at least 12 months from the date of these financial statements. For this reason, they have adopted the going concern basis in the financial statements.

Viability Statement

Whilst Orbit Capital plc is not required to comply with the provisions of the UK Corporate Governance Code, we have included the following information. The Directors have assessed the long-term viability of Orbit Capital Plc for a period of three years, taking into account the Company's current position and the potential impact of the principle risks documented within the Strategic Report. The long-term nature of the Company's activity is to hold long term bonds and on-lend within the Group with repayment due between 13 and 23 years.

In making this assessment the Directors have considered the following core business processes:

- 30 year Group Financial Plan which demonstrates the ability of the parent to service the debt, taking into account detailed stress testing of the plan. This involves flexing a number of assumptions underlying the plan both individually and together under particular scenarios. This plan acknowledges the challenging landscape in which we are currently operating, with high levels of inflation, alongside increasing expectations regarding housing quality, fire safety requirements and the green agenda.
- Risk management – as set out in the risk section of the strategic report, Orbit Capital Plc has a structured approach to the management of risk and the main risks identified are reviewed regularly by the Board.
- Liquidity – the Board reviews the liquidity position of the Group regularly in the context of the Financial Plan and cashflows forecasts, ensuring funding is secured in accordance with the Group's Treasury Policy.

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Directors' Report

- Liabilities to bond holders are secured by a legal charge over property assets owned by the Operating Associations with a value in excess of total borrowings. The Operating Associations have entered into a guarantee with the Company over future interest payments and the property security.

On the basis of this, and other matters considered and reviewed by the Board during the year, the Board has reasonable expectations the Group, and therefore the Company, will be able to continue in operation and meet liabilities as they fall due over the three-year period used for this assessment.

Independent auditors

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

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



Amanda Harris
Company Secretary

22 July 2026

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

Audit and Risk Assurance Committee Report

The Audit and Risk Assurance Committee (the Committee) reviews the effectiveness of the external audit function annually by scrutinising the external auditor's performance and evaluating service delivery. This review is undertaken via feedback from colleagues and leaders and the Committee's own experience. The independence of the external auditor is also assessed, to make sure that the operational teams remain independent in nature, character and judgment and that our relationship with them remains objective, reasonable and proportionate.

KPMG LLP (KPMG) were reappointed as external auditors in November 2021.

The Committee is satisfied that the key personnel from KPMG involved in delivering the audit service demonstrate the appropriate levels of objectivity and independence.

Significant issues considered by the Audit and Risk Assurance Committee for the year ended 31 March 2026

Significant issues were discussed with management and KPMG in March when the Committee reviewed KPMG's audit planning memorandum and in July at the conclusion of the audit when the financial statements were reviewed. The audit planning memorandum identified a key audit matter which is considered below.

Inability to service debt

The principal risk facing the Company is the inability of the Group to service the debt and repay the debt as it falls due. Management gave assurances that the risk is mitigated, and the Group could service the debt as the Group has intra group loan agreements and internal control arrangements in place as well as having a strong liquidity position with £397.4 million (2025: £453 million) of undrawn secured loans and £79.5 million (2025: £55 million) of cash at 31 March 2026. KPMG explained their audit testing of the risk of servicing the debt. The Audit and Risk Assurance Committee questioned management and KPMG on the work performed and were satisfied that Group could service the debt when it falls due.

The Committee considers the operations of internal and external audit and the appointment of external auditors, the scope of their work and their reports. The Committee monitors the implementation of the Group risk management strategy and internal audit plans. It reports to the Group Board on the effectiveness of the internal control arrangements and considers the financial statements before they are presented to the Board for approval.

1. Our opinion is unmodified

We have audited the financial statements of Orbit Capital Plc ("the Company") for the year ended 31 March 2026 which comprise the Statement of Comprehensive Income, Statement of Financial Position, Cash flow Statement and the 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 result 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 believe that the audit evidence we have obtained is a sufficient and appropriate basis for our opinion. Our audit opinion is consistent with our report to the audit committee.

We were first appointed as auditor by the directors on 5 October 2015. The period of total uninterrupted engagement is for the 10 financial years ended 31 March 2026. We have fulfilled our ethical responsibilities under, and we remain independent of the Company in accordance with, UK ethical requirements including the FRC Ethical Standard as applied to listed public interest entities. No non-audit services prohibited by that standard were provided.

2. Key audit matters: our assessment of risks of material misstatement

Key audit matters are those matters that, in our professional judgement, were of most significance in the audit of the financial statements and include the most significant assessed risks of material misstatement (whether or not due to fraud) identified by us, including those which had the greatest effect on: the overall audit strategy; the allocation of resources in the audit; and directing the efforts of the engagement team. We summarise below the key audit matter unchanged from 2025, in arriving at our audit opinion above, together with our key audit procedures to address that matter and, as required for public interest entities, our results from those procedures. This matter was addressed, and our results are based on procedures undertaken, in the context of, and solely for the purpose of, our audit of the financial statements as a whole, and in forming our opinion thereon, and consequently are incidental to that opinion, and we do not provide a separate opinion on this matter.

- The only key audit matter identified is the recoverability of long-term debtors;
- Recoverability of these debtors has been assessed as low risk, high value (i.e. no significant risk of material misstatement identified, not a significant source of estimation uncertainty); and
- Accounts are prepared under FRS 102 and the entity applies Section 11 and 12 of FRS 102 to financial instruments.

Recoverability of Long-Term Intercompany Debtors

Long Term Debtors (amounts falling due after more than one year) £987m (2025: £987m)

Refer to page 7 (Audit and Risk Assurance Committee's Report), pages 16 to 17 (accounting policy) and pages 13 to 21 (financial disclosures).

The risk – low risk, high value

The Company's primary activity is to issue bonds, source investor financing and on-lend to the operating Associations of the Orbit Group (Orbit Housing Association Limited and Orbit Group Limited). It therefore has long-term liabilities which relate to the bonds issued and long-term intercompany debtors which relate to the loans provided to the Parent.

The carrying amount of the long-term intercompany debtors balance represents 99% (2025: 99%) of the Company's total assets. Their recoverability is not at a high risk of significant misstatement or subject to significant judgement. However, due to their materiality in the context of the Company financial statements, this is considered to be the area that had the greatest effect on our overall Company audit.

Whilst financial income and financial expense are recognised during the loan period, the risk mainly stems from the expectation of the ability of the operating Associations to repay the loan in 13, 19 and 23 years.

Our response

We performed the tests below rather than seeking to rely on any of the Company's controls because the nature of the balance is such that we would expect to obtain audit evidence primarily through the detailed procedures described.

Our procedures included:

- **Tests of detail:** Assessing 100% of intercompany long-term debtors owed by the operating Associations (2025: 100%) to identify, with reference to the operating Associations' financial draft balance sheets, whether they have a positive net asset value and therefore coverage of the debt owed.
- **Evaluating ability of the operating Associations to repay the receivable:** Critically assessing the Company's assessment of the ability of the operating associations to meet its obligations to the Company by inspecting the financial statements of the Group. This included assessment of the fair value headroom available on those net assets, and therefore the ability of the operating Associations to fund repayment of the receivable. We critically assessed the directors' going concern assessment, including the reasonableness of the key assumptions used by the Group in their cash flow forecasts and the level of downside sensitivities applied.

Our results

We found the Company's assessment of the recoverability of the long-term debtor balance to be acceptable. (2025 result: acceptable).

3. Our application of materiality and an overview of the scope of our audit

Materiality for the financial statements as a whole was set at £9.99m (2025: £7.6m), determined with reference to a benchmark of total assets, of which it represents 1% (2025: 0.76%).

In line with our audit methodology, our procedures on individual account balances and disclosures were performed to a lower threshold, performance materiality, so as to reduce to an acceptable level the risk that individually immaterial misstatements in individual account balances add up to a material amount across the financial statements as a whole.

Performance materiality was set at 75% (2025: 75%) of materiality for the financial statements as a whole, which equates to £7.5m (2025: £5.7m).

We agreed to report to the Audit and Risk Assurance Committee any corrected or uncorrected identified misstatements exceeding £499k, in addition to other identified misstatements that warranted reporting on qualitative grounds.

The scope of the audit work performed was fully substantive as we did not rely upon the Company's internal control over financial reporting.

Our audit of the Company was undertaken to the materiality level specified above and was performed by a single audit team.

4. 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").

Orbit Capital Plc

Independent Auditor's Report to the Members of Orbit Capital Plc

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. The risk that we considered most likely to adversely affect the Company's available financial resources over this period was the operating association's inability to meet their obligations to the Company during the going concern assessment period, which would result in the inability of the Company to meet its own external debt obligations as they fall due.

Given the purpose of the Company, our procedures in relation to going concern are inherently linked with our key audit matter in relation to the recoverability of the long-term intercompany debtor. Our procedures on going concern also included:

- Inspecting internally provided cash flow projections over the going concern assessment period for the wider group and the level of available financial resources indicated by those financial projections to assess the ability of the operating Associations to make scheduled repayments to the Company.
- Critically assessing the downside scenarios considered by the Directors against our understanding of the wider group and the sector in which it operates.
- Assessing whether those group projections included repayments of loan interest and principal in line with the Company's external debt obligations.

We considered whether this risk could plausibly affect liquidity in the going concern period by assessing the directors' sensitivities over the level of available financial resources and covenant thresholds indicated by the Company's financial forecasts taking account of severe, but plausible adverse effects that could arise from these risks individually and collectively.

We considered whether the going concern disclosure in note 1 to the financial statements gives a full and accurate description of the directors' assessment of going concern including the identified risks, and related sensitivities. We assessed the completeness of the going concern disclosure.

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; and
- we found the going concern disclosure in note 1 to be acceptable.

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.

5. 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 directors, the audit committee, internal audit and legal as to the Company's high-level policies and procedures to prevent and detect fraud as well as whether they have knowledge of any actual, suspected or alleged fraud.
- Reading Board minutes.
- Using analytical procedures to identify any usual 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, and taking into account our overall knowledge of the control environment, we perform procedures to address the risk of management override of controls, in particular the risk that

Orbit Capital Plc
Independent Auditor's Report to the Members of Orbit Capital Plc

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 because the revenue of the Company (being interest receivable) is a balance with minimal judgement involved in its calculation, and so lacking in opportunities for fraudulent revenue recognition.

We did not identify any additional fraud risks.

We performed procedures including identifying journal entries and other adjustments to test based on risk criteria and comparing the identified entries to supporting documentation. These included journals posted to unusual accounts and containing key words and journal entries posted close to the year end. We did not identify any journal entries or other adjustments for further testing.

Identifying and responding to risks of material misstatement related to 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 Company'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.

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.

The Company is subject to many other laws and regulations; we did not identify any others where the consequences of non-compliance alone could have a material effect on amounts or disclosures in the financial statements.

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 fraud 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.

6. We have nothing to report on the strategic report and the 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.

7. We have nothing to report on the other 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 by the Company, 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.

8. Respective responsibilities

Directors' responsibilities

As explained more fully in their statement set out on page 6, the directors are responsible for: the preparation of the financial statements including 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.

9. 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.



Mark Dawson (Senior Statutory Auditor)
for and on behalf of KPMG LLP, Statutory Auditor

Chartered Accountants

One Snowhill, Snow Hill Queensway Birmingham,

B4 6GH

Dated : 6 August 2026

Orbit Capital Plc
Statement of Comprehensive Income

For the year ended 31 March 2026

		2026	2025
	Note	£000	£000
Operating costs	2	(1,630)	(808)
Other income	3	1,630	808
Operating profit		-	-
Interest receivable and similar income	6	29,938	29,938
Interest payable and similar charges	7	(29,938)	(29,938)
Profit before tax		-	-
Tax on profit on ordinary activities		-	-
Profit for the financial year		-	-

The accompanying notes form part of these financial statements.

All activities commenced in the period and derived from continuing operations. There are no recognised gains or losses other than those included in the above and therefore no movements in other comprehensive income to disclose.

Orbit Capital Plc
Statement of Financial Position

As at 31 March 2026

	Note	2026 £000	2025 £000
Debtors: amounts falling due after more than one year	8	986,995	986,995
Current assets			
Debtors	8	9,032	7,842
Cash at bank and in hand	9	13	13
		9,045	7,855
Creditors: amounts falling due within one year	10	(7,393)	(6,837)
Net current assets		1,652	1,018
Total assets less current liabilities		988,647	988,013
Creditors: amounts falling due after more than one year	11	(988,634)	(988,000)
Net assets		13	13
Capital and reserves			
Called up share capital	13	13	13
Profit and loss account		-	-
Total funds		13	13

The financial statements on pages 13 to 21 were approved by the Board of Directors and signed on its behalf by:



Michelle Dovey
Orbit Capital plc Chair

22 July 2026

Company Registration Number 09402193

Orbit Capital Plc
Cash Flow Statement

For the year ended 31 March 2026

		2026	2025
	Note	£000	£000
Cash flows from operating activities			
Profit for the year		-	-
Adjustments for:			
Interest receivable and similar income	6	29,938	29,938
Interest payable and similar charges	7	(29,938)	(29,938)
(Increase)/decrease in trade and other debtors		(1,190)	(643)
Increase/(decrease) in trade and other creditors		1,190	643
Net cash from operating activities		-	-
Cash flows from financing activities			
Net cash from financing activities		-	-
Net increase in cash and cash equivalents		-	-
Cash and cash equivalents at 1 April 2025		13	13
Cash and cash equivalents at 31 March 2026		13	13

The accompanying notes form part of these financial statements

1. Accounting policies

Basis of accounting

These financial statements were prepared in accordance with Financial Reporting Standard 102. The Financial Reporting Standard applicable in the UK and Republic of Ireland ("FRS 102").

The presentation currency of these financial statements is sterling. All amounts in the financial statements have been rounded to the nearest £1,000.

There have been no key estimates or judgements made which may materially affect the financial statements.

The principal accounting policies, which have been consistently applied unless otherwise stated throughout the year, are set out below.

Orbit Capital Plc has taken the exemption not to disclose related party transactions between Group members under FRS 102, and no other exemptions have been taken.

Going concern

The Group Board has prepared cash flow forecasts covering a period of 30 years from the date of approval of these financial statements which indicate that, taking account of severe but plausible downsides, the Company will have sufficient funds to meet its liabilities as they fall due for that period. In order to settle its own financial obligations and meet the compliance requirements of its external borrowings, the Company is dependent on the Operating Associations generating sufficient cashflows to settle the payments of principal and interest on the onward loan of the funding which the Company raised. Those forecasts are dependent on the Group having adequate resources to continue in business for the foreseeable future.

In making this assessment the Board of Orbit Capital Plc has considered the challenging landscape in which we are currently operating, with high levels of inflation alongside increasing expectations regarding housing quality. The Group adopts a stress testing framework, testing three core multivariate scenarios and four single variate scenarios. The stress testing impacts were measured against loan covenants and key risk metrics with potential mitigating actions identified to reduce expenditure.

The Board of Orbit Capital Plc, after reviewing the Group and Company budgets for 2026/27 and the Group's medium term financial position as detailed in the 30-year Financial Plan is of the opinion that, taking account of severe but plausible downsides, the Group and Company have adequate resources to continue in business for the foreseeable future. In order to reach this conclusion, the Board of Orbit Capital Plc has considered:

- Liquidity – current available cash and unutilised loan facilities of £477 million to 2026/27 which gives significant headroom for committed spend and other forecast cash flows that arise.
- The Group's ability to withstand other adverse scenarios such as increases in interest rates, increases in repair and maintenance costs, an economic downturn leading to a decrease in staircasing sales, market sales price reductions coupled with increased costs of sale or the impact of political pressures reducing development grants, rents reductions or increasing tax rates and additional costs associated with a supplier failure.

The Board of Orbit Capital Plc believes the Group and Company have sufficient funding in place and expect the Group to comply with its debt covenants even in severe but plausible downside scenarios.

Consequently, the Board of Orbit Capital Plc is confident that the Company will have sufficient funds to continue to meet its liabilities as they fall due for at least 12 months from the date of approval of the financial statements and therefore have prepared the financial statements on a going concern basis.

Premiums and discounts

The Company's principal activity is the issuance of bonds. Where such issuance results in a premium or a discount over or under par these are amortised over the life of the bond. The bonds are held at amortised cost in the financial statements.

Operating costs

Operating costs represent fees incurred in the year and amortised following the bond issue.

Other income

Other income comprises costs recharged to the Operating Associations.

Taxation

Current tax, including UK corporation tax and foreign tax, is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted by the statement of financial position date.

Deferred tax is provided in full at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled. Deferred tax is calculated based on timing differences that result in an obligation at the statement of financial position date to pay more tax, or to pay less tax. Timing differences arise from inclusion of items of income and expenditure in tax computations which differ from those included in the financial statements.

Deferred tax assets are recognised where it is regarded as more likely than not, they will be recovered.

Deferred tax assets and liabilities are not discounted.

2. Operating costs

	2026	2025
	£000	£000
Arrangement fees due to external bodies	1,630	808

3. Other income

	2026	2025
	£000	£000
Fees due from group undertakings	1,630	808

4. Directors' and executive officers' emoluments

Directors' remuneration and expenses are borne by other group entities.

The Company has no employees.

5. Expenses and auditor's remuneration

	2026	2025
	£000	£000
Auditor's remuneration:		
In their capacity as auditors	26	23
In respect of other services	75	-
Total audit services	101	23

6. Interest receivable and similar income

	2026	2025
	£000	£000
Loan interest received from group undertakings	29,938	29,938

7. Interest payable and similar charges

	2026	2025
	£000	£000
Bond interest payable	29,938	29,938

8. Debtors

	2026	2025
	£000	£000
Amounts owed by group undertakings:		
Due within one year	9,032	7,842
Due after more than one year	986,995	986,995
	996,027	994,837

9. Cash and cash equivalents

	2026	2025
	£000	£000
Cash at bank and in hand	13	13

10. Creditors: amounts falling due within one year

	2026	2025
	£000	£000
Amounts due to group undertakings	146	-
Other creditors	102	-
Accruals and deferred income	7,145	6,837
	7,393	6,837

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

	2026	2025
	£000	£000
Bonds	1,000,000	1,000,000
Less issue price discount	(10,050)	(10,600)
Add retained bond issue price premium	2,631	2,768
Less deferred bond arrangement fees	(3,947)	(4,168)
	988,634	988,000

Bonds

The bonds are secured by a first fixed charge on properties owned by the Operating Associations.

12. Financial instruments

Fair value of financial instruments

The fair values of all financial assets and liabilities by class together with their carrying amounts shown in the statement of financial position are as follows:

	2026		2025	
	Book value	Fair value	Book value	Fair value
	£000	£000	£000	£000
Financial liabilities measured at amortised cost				
Secured bonds	1,000,000	716,141	1,000,000	700,733

The fair value of trade and other receivables is estimated as the present value of future cash flows, discounted at the market rate of interest at the balance sheet date if the effect is material.

Orbit Capital Plc has no financial instruments measured at fair value so fair value hierarchy disclosure requirements do not apply. All financial assets held by the Company (loans and receivables) qualify to be held at amortised cost, therefore the requirement to disclose the effect of changing the inputs in calculation of fair values is not considered applicable.

At 31 March 2026, the fair value of the Company's long-term debt was £716,141,000 (2025: £700,733,000).

The fair value of financial liabilities is estimated at present value of future cash flows, discounted at the market rate of interest at the statement of financial position date if the effect is material.

Financial risk management

The Company's operations expose it to a variety of financial risks. The Group has in place a risk management programme that seeks to limit the adverse effects on the financial performance of the Company and Group by monitoring levels of debt finance and related finance costs. The key risks are as follows:

Interest rate risk

At 31 March 2026, 100% of the Company's debt was on fixed rate terms (2025: 100%). There is no intention to repay any debt prior to maturity; therefore, any movement in the market value of debt due to changes in interest rates is not deemed material to the ongoing operations of the Company.

Liquidity risk

The Company actively lends the full amount of the loans it has itself borrowed, thus the entity has assets to fully offset its liabilities and interest receivable to offset its interest payable.

Credit risk

The liabilities to bond holders are secured by a legal charge over property assets owned by the Operating Associations with a value in excess of total borrowings. The Operating Associations have entered into a guarantee with the Company over future interest payments and the property security. The carrying amount of the bond represents the maximum value exposed to credit risk. At the end of the financial year the credit rating of A3 stable from Moody's is in place.

The contractual maturities of financial liabilities, including estimated interest payments and excluding the effect of netting agreements, are in 19 years (£250 million bond), 23 years (£450 million bond) and in 13 years (£300 million bond).

The debt is repayable as follows:

	2026	2025
	£000	£000
In five years or more	1,000,000	1,000,000

The above figure is repayable as a lump sum in 2038 (£300 million), 2045 (£250 million) and 2048 (£450 million). Interest is charged at a fixed rate of 3.50% (£250 million bond), 3.375% (£450 million bond) and 2% (£300 million bond). The bonds are secured upon 9,097 housing properties owned by the Operating Associations within the group.

13. Capital and reserves

Called up share capital

	2026	2025
	£000	£000
Allotted and called up and partly paid	13	13
50,000 ordinary shares of 25p each	13	13

During 2016 the Company issued 50,000 £1 ordinary shares, for a consideration of £0.25 each, settled in cash.

14. 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 incorporated in the United Kingdom. The registered office of Orbit Group Limited is Garden Court, Binley Business Park, Harry Weston Road, Binley, Coventry CV3 2SU.

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

15. Related party transactions

Orbit Capital Plc is a wholly owned subsidiary of Orbit Group Limited. As permitted by FRS 102 section 33.1A (Related Party Disclosures), the Company has taken advantage of the exemption for wholly owned subsidiaries not to disclose related party transactions with group entities. There were no other related party transactions disclosable under FRS 102 section 33.1A.