CHOICE HOUSING IRELAND LIMITED

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2026

Registered under the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969: IP000408

Registered Housing Association: R56

Registered Charity: NIC100095

CONTENTS

DIRECTORY

(At the date of signing)

BOARD OF MANGEMENT (DIRECTORS)

Mrs C Young (Chair)	Mr D MacAteer
Mr D Toner (Vice Chair)	Ms G Walsh
Mr R Hawe	Ms C Scales
Dr J Donald	Mr M McKinstry
Mr R Davis	Mr D Tate
Ms S Templer	Mr M Adrain

COMPANY SECRETARY Dr L Jackson

GROUP SENIOR MANAGEMENT TEAM

Mr M McDonnell	(Group Chief Executive)
Mr M Rafferty	(Group Director of Finance & Resources)
Mr J Anderson	(Group Director of Development)
Mrs C Ervine	(Group Director of Tenant & Client Services)
Dr L Jackson	(Group Director of Corporate Services)
Mr W Farrelly	(Group Director of Asset Services)

REGISTERED OFFICE Leslie Morrell House, 37-41 May Street, Belfast BT1 4DN

BANKERS

AIB	31-35 High Street, Belfast BT1 2AL
EIB	98-100 Boulevard Konrad Adenauer, Luxembourg
Barclays Bank	Donegall Square North, Belfast BT1 5LU
Ulster Bank	Donegall Square East, Belfast BT1 5UB
Bank of Ireland	Donegall Square South, Belfast BT1 5LR
Housing Finance Corp	107 Cannon Street, London EC4N 5AF
Danske Bank	Donegall Square West, Belfast BT1 6JS
Nationwide	Kings Park Road, Northampton, NN3 6NW
Santander	1 Oxford Street Manchester, M1 4PB

EXTERNAL AUDITORS Sumer Auditco NI Limited, 4th Floor Glendinning House, 6 Murray Street, Belfast, BT1 6DN

INTERNAL AUDITORS TIAA, Artillery House, Fort Fareham, Newgate Lane, Fareham, PO14 1AH

SOLICITORS EDG Legal, 40 Linenhall Street, Belfast BT2 8BA

DIRECTORY (continued)

At the date of signing these accounts the following individuals were serving on the various subsidiary boards and committees within the Group:

Choice Services (Ireland) Limited	Maple And May (Homes) Ltd.	Maple And May Ltd.
M Adrain (Chair) D Toner (Vice Chair) R Dorovatas S Davies S Lynch J Thompson G Toman D McAuley E Butler L Jackson (Secretary)	R Hawe (Chair) D Tate (Vice Chair) R McConnell S McCarron R Davis J Roden A Gibson L Jackson (Secretary)	R Hawe (Chair) D Tate (Vice Chair) R McConnell S McCarron R Davis J Roden A Gibson L Jackson (Secretary)
Tenant & Client Services Committee	**Development & Assets Committee**	**Finance Committee**
J Donald (Chair) R Davis (Vice Chair) K Bailey W Wilson M Bailie D Mayner R Hamill D Robinson L Jackson (Secretary)	R Hawe (Chair) D Tate (Vice Chair) R Millar R McConnell G Toman M McKenna M Adrain L Jackson (Secretary)	D MacAteer (Chair) M McKinstry (Vice Chair) E Hartin S Elliott P Johnston L Jackson (Secretary)
Governance & Nominations Committee	**Audit & Risk Committee**	
D Toner (Chair) C Young (Vice Chair) C Scales M McDonnell (CEO) L Jackson (Secretary)	C Scales (Chair) G Walsh (Vice Chair) S Elliott B Rooney I O'Doherty S Templar E Duffy L Jackson (Secretary)	

STATEMENT OF BOARD OF MANAGEMENT'S RESPONSIBILITIES IN RESPECT OF THE REPORT OF THE BOARD OF MANAGEMENT, THE STRATEGIC REPORT AND THE FINANCIAL STATEMENTS

The Board of Management are responsible for preparing the Report of the Board of Management, the Strategic Report and the financial statements in accordance with applicable law and regulations.

Co-operative and Community Benefit Societies law requires the Board of Management to prepare financial statements for each financial year. Under those regulations the Board have elected to prepare the financial statements in accordance with UK Accounting Standards, FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland.*

Under Co-operative and Community Benefit Societies law the Board of Management must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Group and Parent and of the income and expenditure of the Group and Parent for that year. In preparing these financial statements, the Board of Management 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 and the Statement of Recommended Practice have been followed, subject to any material departures disclosed and explained in the financial statements;
- assess the Group and Parent'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 Group or Parent or to cease operations or have no realistic alternative but to do so.

The Board of Management are responsible for keeping adequate accounting records that are sufficient to show and explain the Group and Parent's transactions and disclose with reasonable accuracy at any time the financial position of the Group and Parent and enable them to ensure that the financial statements comply with the requirements of the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969, Article 19 of the Housing (Northern Ireland) Order 1992, Registered Housing Associations (Accounting Requirements) Order (Northern Ireland) 1993, the Charities Act (Northern Ireland) 2008 and Regulation 9 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015. They are responsible for such internal controls as they determine are 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 Group and to prevent and detect fraud and other irregularities.

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

On behalf of the board

C Young

Caroline Young, Director

Caralyn Scales, Director

19 August 2026

REPORT OF THE BOARD OF MANAGEMENT AND THE STRATEGIC REPORT

The Board of Management present their report and the audited financial statements of Choice Housing Ireland Limited (the "Association" or "Parent") and its subsidiaries (together the "Group") for the year ended 31 March 2026.

Principal Activity

The Association is a public benefit entity administered by a Board of Management and provides housing in Northern Ireland for people in need.

The Association is registered under the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 (No. IP000408) and is a Registered Housing Association (R56).

The Association is a registered charity under the Charities Act (NI) 2008 (Charity No. NIC100095).

The Group provides low-cost accommodation through its registered housing association: Choice Housing Ireland Limited ("CHI" or "the Parent"). Additionally, its subsidiaries provide the following services:

- Maple And May Ltd ("M&M") provides both private rental and affordable rental accommodation;
- Maple And May (Homes) Ltd ("MMH") provides affordable home ownership;
- Choice Services (Ireland) Limited ("CSL") provides maintenance services to the Group and to a joint venture Comhar Facilities Management Limited.

Board of Management, Shareholders and Officers

The members of the Board of Management and the officers of the Association are listed on page 2.

The Board of Management is a voluntary Committee who have responsibility for the strategic direction, general policy and management of the Group. The day-to-day management of operations is delegated to the Group Chief Executive and the Senior Management Team.

Each member of the Board of Management other than members co-opted during the year holds one share of £1 in the Association.

Our Vision, Mission and Ambition

The Group's strategy to 2027, sets a clear vision for the organisation to make a real and lasting difference to the lives of our tenants and their communities.

- Our Mission is 'to enrich the lives of our tenants and communities through the provision of great homes and services.'
- Our Vision to 2027 is 'to excel in everything that we do in the eyes of our customers, partners and staff.'
- Our Ambition is 'to empower our staff and partners to make a positive and sustainable difference by: increasing the supply of high quality and affordable homes; ensuring access to excellent support services; enabling our communities to flourish; and making best use of our collective talent and resources.

REPORT OF THE BOARD OF MANAGEMENT AND THE STRATEGIC REPORT (continued)

Business Plan 2026/27

The Group and Connswater Homes completed a merger on May 1, 2025, bringing over 1,300 homes under the Choice Group brand. The merger aims to unlock further investment in new homes across Northern Ireland while continuing to meet the needs of tenants.

A summary of Group 'Headlines' for the 2026/27 business planning period, encompasses:

- Redevelopment of Leslie Morrell House;
- Launch of Affordable Rent;
- Focus on Value for Money (VFM); and
- Development of Strategy to 2030.

Providing Great Homes

Change Projects

- Launch Affordable Rent pilot programme;
- Review impact of SHDP funding changes to new build pipeline & plan forward;
- Introduce development Project Management service in-house;
- Set-up a new Facilities Management Department to deliver improved VFM;
- Ensure compliance with new Building Safety & Standards protocols;
- Progress asset disposal strategy with focus on VFM and optimisation; and
- Produce a decarbonisation pathway, climate adaptation plan & 'scope 3'missions footprint.

Business as usual

- Maintain 'zero tolerance' on tenant health & safety;
- Complete legacy projects at Bishop Street, Park Avenue and Corrib Avenue;
- Successfully deliver PMP programme as planned;
- Increase % of homes with an EPC rating of Band A-C; and
- Report on lessons learned from our 'deep retrofit' pilot projects.

Supporting Communities to Thrive

Change Projects

- Implement the sector-wide changes to Housing Selection Scheme;
- Work with NIFHA consortium to deliver the PEACE+ Common Ground Programme;
- Improve Omni-channel offering including use of AI for enhanced staff & customer service;
- Prepare Choice position papers in the run up to next Assembly elections;
- Improve our communication with customers around service charges; and
- Publish inaugural 'You said, we did' and 'Community Investment' reports.

Business as usual

- Secure a new 'Housing For All' scheme designation;
- Enhance tenancy sustainment through in-house services and partnership working;
- Enhance our Community Development, Tenant Engagement and Good Relations work;
- Review our sheltered and supported housing priorities and partnership working; and
- Update Stakeholder Engagement survey to inform corporate & comms strategies.

REPORT OF THE BOARD OF MANAGEMENT AND THE STRATEGIC REPORT (continued)

Business Plan 2026/27 (continued)

Empowering our people

Change Projects

- Introduce an outreach programme to school/colleges to promote housing career;
- Implement Phase III of repairs excellence improvement programme;
- Complete Contract Management improvement plan; and
- Development of Strategy to 2030 informed by stakeholder engagement.

Business as Usual

- Implement actions arising from staff survey and EFQM re-assessment;
- Fully embed the T&CS restructure and complete reorganisation post-merger; and
- Maintain sound financial management and good governance.

Detailed business plans for each subsidiary have been approved by their Board and Group Board. A summary of key imperatives for 2026/27 for each subsidiary is as follows:

Choice Services

- Ensure appropriate staff resources are available;
- Enhance management systems, processes and interfaces between CHIL & CSIL;
- Work with Choice Housing to generate further VFM in service delivery;
- Support Choice Housing on sustainability, biodiversity and community investment; and
- Achieve gift aid targets.

Maple & May

- Recruit new staff members to underpin Affordable Rent;
- Launch Affordable Rent project with associated operating model, branding & comms;
- Complete portfolio realignment in line with agreed strategy; and
- Achieve gift aid targets.

On the 16th June 2026 the Communities Minister Gordon Lyons launched the first-ever Affordable Rent programme for lower income households in Northern Ireland to be delivered by Maple & May. An initial £61.5million investment in partnership with Maple and May will deliver 300 high-quality, long term private rented homes at an affordable cost for hard-pressed families and individuals.

Maple & May (Homes)

- Strategic review of M&M financing;
- Review corporate structure and management to underpin growth;
- Complete Phase 2 and commence Phase 3 at Dromara;
- Support Choice on mixed tenure schemes in Lisburn and Craigavon; and
- Achieve gift aid target.

REPORT OF THE BOARD OF MANAGEMENT AND THE STRATEGIC REPORT (continued)

Operational performance during the year

This section describes the operational performance of the Parent during the year. Targets are set for key performance indicators and they are used in the managing of performance, and in setting the strategies for continuous improvement. Key performance indicators are also used by the Department for Communities to assess the performance of each association against its peer group and the sector in total.

Response maintenance service
The table below shows the Parent's performance in completing works orders within target timescales:

Works order performance - % completed within target

Priority	2026	2025
Emergency (24 hrs)	97%	97%
Urgent (4 days)	96%	96%
Routine (20 days)	93%	91%

Overall works order performance at 95.7% has exceeded the 2025/26 Business Plan target of 90% and is marginally higher than the 2024/25 out-turn (which was 94.7%).

Planned maintenance programme
In 2025/2026, £18.5 million was spent by the Parent on the planned maintenance programme (capital expenditure) (2024/2025: £15.7 million). The most significant projects during the year included Fitzroy Court which is a full refurbishment including conversion to individual boilers, work to the joint managed scheme at Kirk House and the sheltered scheme at Ashley Lodge in Dunmurry. There was also revenue planned and cyclical maintenance expenditure of £4.5 million (2024/25 £3.7 million).

Arrears
The Parent has a specialist income recovery team which focuses on arrears management and performance and in particular the area of past tenant arrears. The table below shows the arrears balances of the Parent after deduction of expected benefits, and the percentage of rental income.

	2026	2025
	£'000	**£'000**
Current tenant arrears of Parent (after deduction of expected benefits)	£791	£2,402
	(1.2%)	(4.1%)
Past tenant arrears	£1,387	£550
	(1.9%)	(1.0%)
Total arrears at year end	**£2,178**	**£2,952**
	(3.1%)	**(5.0%)**

REPORT OF THE BOARD OF MANAGEMENT AND THE STRATEGIC REPORT (continued)

Voids

The proactive management of voids is regarded as a key issue. A specialist allocations team aims to improve performance in this area. Included within its terms of reference is:

- Arrangements for offers of accommodation;
- Marketing;
- External liaison with agencies;
- Financial incentives;
- Strategic approach including voids toolkit; and
- Voids audits by housing managers.

Rent loss through voids by the Parent in the financial year was £1.5m, representing 1.7% of gross rent receivable (2024/2025: £1.3m and 1.7%).

Housing voids relate to properties which are available for occupation awaiting completion of lettings process. Maintenance voids are awaiting maintenance and compliance works. Unlettable homes are mainly those having major works carried out, or properties kept empty to temporarily house tenants while their own homes are being refurbished. VHE voids are now largely in schemes planned for redevelopment. Our TCS team actively manage the voids and a weekly report is considered by the team. There is also a report on voids performance at each TCS committee meeting.

A summary of the voids at the year-end are set out in the table below:

	Mar-26	Mar-25
Housing voids units	93	101
Maintenance voids units	98	116
Unlettable voids units	59	57
VHE voids units	41	41
Total	291	315

New developments

The numbers of homes and bed spaces of the Parent in new schemes are shown below:

	2026	2025
Units completed	384	364
Units started	100	437

There was expenditure of £80.2m (2024/25: £71.1m) by the Association during the year on schemes being built. At 31 March 2026 there were 25 schemes on site comprising 825 units including, 189 units at Rosses Gate Phase 2, 38 units at Rushmere Phase 1 in Craigavon and 95 units at Moira Rd in Lisburn. The Association completed 384 units including 26 units at Coolnagard, Omagh, 43 units at Lagmore Drive, Belfast and 40 units at Sligo Road, Enniskillen.

REPORT OF THE BOARD OF MANAGEMENT AND THE STRATEGIC REPORT (continued)

Staff

One of the key performance indicators in relation to staff management is the percentage of working days lost through sickness absence. In 2025/26 the Parent's sickness absence rate was 4.6% (2024/25: 3.4%).

Complaints

A total of 50 formal complaints were registered by tenants of the Parent during the year, compared to 35 for the previous year. A breakdown of complaints is analysed as follows:

	2026	2025
Maintenance/Repairs	23	16
Anti-Social Behaviour	6	5
Tenancy Management	0	1
Damp/mould	1	2
Staff	3	2
Planned Maintenance	4	2
Rent & Arrears	0	0
Heating charges	3	0
Other	10	7
Total	**50**	**35**

44 of the 50 of the complaints were satisfactorily resolved at the first stage of the Parent's procedure. 6 of the complaints received progressed to the second stage (2024/25: 2).

Choice Services Centre

Choice Services Centre is a specialist in-house contact centre tasked with providing a responsive and accessible service to tenants. The following table shows its performance levels:

	2026	2025
Total calls received	106,920	101,829
Resolved at first contact	72%	73%
Tasks resolved by officer grade staff	80%	86%
Advisor quality assessment	95%	94%

REPORT OF THE BOARD OF MANAGEMENT AND THE STRATEGIC REPORT (continued)

Streamlined Energy and Carbon Report (SECR)

The SECR report will cover total Carbon Dioxide Equivalent Emissions (CO2e) for Choice Housing Ireland Ltd for the period 01/04/2025 – 31/03/2026. The required FRS102 extracts from this report are set out below.

Methodology- Carbon Emission Factors used in calculations are the 'Government conversion factors for company reporting of greenhouse gas emissions'. Annual factors for 2025 published on 10/06/2025 have been used in the calculations of carbon emissions for this report. In line with the scope of the SECR report, the data from the sources listed above were categorised into Scope 1, Scope 2 and Scope 3 emissions. All data was collated by the Sustainability & Energy Team within Choice Housing Ireland Ltd in May and June 2026.

Information Required	Current Reporting Year UK and offshore (mandatory)	Previous Reporting Year UK and offshore (Mandatory)
Energy consumption used to calculate emissions: kWh (mandatory) – optional to provide separate figures for gas, electricity, transport fuel and other energy sources *(taken from 8.1 Backing Data)*	Natural Gas: 12,877,269kWh Heating Oil (Kerosene / 28 Sec Oil: 1,397,678 kWh Gas Oil (35 Sec Oil): 0 kWh LPG: 27,835 kWh Company-owned Vans: 2,384,757 kWh Electricity: 5,500,657 kWh Non-company-owned vehicles: 449,889 kWh Total: 22,638,085 kWh	Natural Gas: 13,233,051kWh Heating Oil (Kerosene / 28 Sec Oil: 1,653,517 kWh Gas Oil (35 Sec Oil): 0 kWh LPG: 41,615 kWh Company-owned Vans: 2,187,949 kWh Electricity: 5,516,835 kWh Non-company-owned vehicles: 414,406 kWh Total: 23,047,373 kWh
Emissions from combustion of Natural Gas tCO2e (Scope 1) *(taken from 8.1 Backing Data)*	2,356.03 tCO2e	2,420.33 tCO2e
Emissions from combustion of Heating Oil (kerosene) tCO2e (Scope 1) *(taken from 8.1 Backing Data)*	344.91 tCO2e	408.04 tCO2e
Emissions from combustion of Gas Oil tCO2e (Scope 1) *(taken from 8.1 Backing Data)*	0 tCO2e	0 tCO2e
Emissions from combustion of LPG tCO2e (Scope 1) *(taken from 8.1 Backing Data)*	5.97 tCO2e	8.93 tCO2e
Emissions from business travel in company owned vehicles tCO2e (Scope 1) (taken from 8.1 Backing Data)	614.65 tCO2e	551.87 tCO2e
Emissions from purchased electricity tCO2e (Scope 2) *(taken from 8.1 Backing Data)*	973.62 tCO2e	1,142.26 tCO2e
Emissions from business travel in rental cars or employee-owned vehicles where company is responsible for purchasing the fuel tCO2e (Scope 2) *(taken from 8.1 Backing Data)*	109.40 tCO2e	100.00 tCO2e
Total gross tCO2e based on above *(taken from 8.1 Backing Data)*	4,404.57 tCO2e	4,631.41 tCO2e
Intensity ratio: tCO2e gross figure based on mandatory fields above *(taken from 4 Results)*	0.32 tCO2e /tenancy 6.72 tCO2e /energy supply	0.39 tCO2e /tenancy 7.94 tCO2e /energy supply

REPORT OF THE BOARD OF MANAGEMENT AND THE STRATEGIC REPORT (continued)

Energy and emissions report (Continued)

Information Required	Current Reporting Year UK and offshore (mandatory)	Previous Reporting Year UK and offshore (Mandatory)
Methodology (taken from 8.1 Backing Data)	Carbon Emission Factors used in calculations are the 'Government conversion factors for company reporting of greenhouse gas emissions'. Annual factors for 2025 published on 10/06/2025 have been used in the calculations of carbon emissions for this report. In line with the scope of the SECR report, the data from the sources listed above were categorised into Scope 1, Scope 2 and Scope 3 emissions. All data was collated by the Sustainability & Energy Team within Choice Housing Ireland Ltd in May and June 2026. Contact information has been provided in Section 7.	Carbon Emission Factors used in calculations are the 'Government conversion factors for company reporting of greenhouse gas emissions'. Annual factors for 2024 published on 30/10/2024 have been used in the calculations of carbon emissions for this report. In line with the scope of the SECR report, the data from the sources listed above were categorised into Scope 1, Scope 2 and Scope 3 emissions. All data was collated by the Sustainability & Energy Team within Choice Housing Ireland Ltd in May 2025. Contact information has been provided in Section 7.
Energy Efficient Actions (taken from 5. Energy and Carbon Efficiency Actions)	In 2025/26 Choice Housing Ireland Ltd developed a new Sustainability & Energy Strategy (2025-2028), considering a range of areas where action would be progressed, with 21 targets identified. The key areas of work are: ▪ Build sustainable homes ▪ Improve our existing housing stock ▪ Invest in renewable energy ▪ Reduce emissions and energy consumption ▪ Adapt to climate change ▪ Protect and enhance biodiversity ▪ Effectively manage our resources ▪ Tenant and staff engagement ▪ Promote sustainable transport options ▪ Manage water use ▪ Equip ourselves for the journey ahead!	▪ Continued education and support for staff e.g. using intranet, emails and through staff training opportunities. ▪ Energy procurement took place with new electricity, natural gas and oil contracts in place. Under new electricity and natural gas contracts invoicing is monthly, which improves data accuracy. Validation of energy invoices is also estimated to have delivered savings of over £40,000. ▪ Choice Housing Ireland Ltd have invested in fabric improvements, alongside lighting and heating upgrades at a number of housing schemes. ▪ Upgraded heating controls in a number of communal heating schemes, along with the continued installation of more efficient boilers through their assets programme at various schemes and individual properties. ▪ Choice have converted a number of communal heating schemes to individual boilers. A consequence of this investment in new boilers is that a proportion of CO2e emissions relating to natural gas will have moved from Scope 1 to Scope 3, and therefore are not included in this report. A large proportion of the CO2e savings in 2024/25 is anticipated to be due to this specific change. ▪ Choice have also converted one of their larger communal heating schemes from heating oil (kerosene) to natural gas, providing a more efficient heating system and delivering a reduction in carbon emissions. This change is reflected in Section 8. ▪ The Association completed the deep retrofit of two homes, following the principles of PAS2035, bringing their EPC Energy Efficiency rating up to a Band A.

REPORT OF THE BOARD OF MANAGEMENT AND THE STRATEGIC REPORT (continued)

Energy and emissions report (Continued)

Information Required	Current Reporting Year UK and offshore (mandatory)	Previous Reporting Year UK and offshore (Mandatory)
	The list below demonstrates a number of examples of energy and sustainability initiatives or outcomes during 2025/26, many of which relate directly to the Associations new Sustainability & Energy Strategy. ▪ A target has been set to reduce landlord energy consumption and scope 1 & 2 emissions by 3% and 5% respectively, by 2028, against a 2024/25 baseline. As outlined in this year's SECR report, by the end of 2025/26 Choice have reduced landlord energy consumption by 3.1%, and reduced scope 1 & 2 emissions by 5.2%, since 2024/25. Whilst we have met our strategy targets early, there are a range of contributing factors, including emissions reductions linked to continued decarbonisation of the UK electricity grid, and the conversion of some communal heating systems to individual heating (with a proportion of CO2e emissions relating to natural gas moving from Scope 1 to Scope 3). However, the merger with Connswater Homes Ltd will also have increased energy consumption and emissions during this time frame.	▪ Energy Performance Certificates (EPCs) have continued to be provided by the Association and the average energy efficiency rating of their housing stock has increased. By the end of 2024/25 Choice had approx. 48 properties with an EPC rating of Band E or F (with no Band G properties). This is a reduction from around 70 homes at the end of 2023/24 and a significant reduction from around 215 homes in 2022.
	▪ Choice have continued to develop new homes to high standards in 2025/26, achieving SAP Band A or B. Financial viability has limited the ability to develop all new homes to SAP Band A, with influencing factors such as the rising cost of materials and reductions in grant support. Despite this, the percentage of new homes being developed to SAP A has increased from 2024/25. ▪ The Association has continued to invest in fabric improvements, alongside lighting and heating upgrades at a number of housing schemes. This includes around 475 boiler replacements. ▪ Choice are continuing to increase available EPC data, and at the end of 2025/26 they had data for c98% of homes, with around 2% of this estimated. ▪ Energy Performance Certificates (EPCs) have continued to be provided by the Association and the average energy efficiency rating of their housing stock has increased from 76.75 to 77.09. A target has been set to have 92% of homes with an EPC achieve Band A-C by 2028. In line with this target, during 2025/26 the number of homes with an A-C rating rose from c86% to 88.35%. By the end of 2025/26 Choice had 55 properties with an EPC rating of Band E or F (with no Band G properties), which was a slight increase on 2024/25, when the no of homes was 48. ▪ The Association is continuing to monitor the deep retrofit of two homes, completed in 2025. ▪ The Association operates a large solar PV portfolio, with significant growth from around 450 to c750 systems during the year. This increase is primarily due to systems installed on many new homes, alongside the merger with Connswater Homes Ltd. These systems offset carbon emissions and provide significant energy savings by supplying electricity to a number of housing schemes. During this reporting period around 390,000kWh of renewable electricity is estimated to have been exported to the electricity grid. As part of their new strategy Choice set a target of generating at least 700,000kWh of renewable electricity annually, by 2028, but the recent growth of their solar PV portfolio means that this target has already been met.	▪ Alongside the above improvements in EPC ratings, Choice have actively sought to improve EPC data coverage for their stock. In 2022 EPC data was available for around 74% of homes, which has increased to over 95% by the end of 2024/25. ▪ Choice Housing Ireland Ltd supported NI Energy Week in Autumn 2024, with daily information provided on their intranet, website and via social media, and training provided to a number of staff. ▪ The Association's 'Tenant handbook' and 'Repairs Handbook' were both reviewed and updated in 2024/25 to include additional energy and sustainability information. ▪ The Association operates a large solar PV portfolio, managing over 450 systems; offsetting carbon emissions and making significant energy savings by supplying electricity to a number of housing schemes. During this reporting period over 270,000kWh of renewable electricity is estimated to have been exported to the electricity grid. ▪ Choice Housing Ireland Ltd have continued to operate the 'samsara' system which allows much more accurate information to be provided on their fleet e.g. improved monitoring and reporting on fuel costs, idling time, driver efficiency, emissions and future EV suitability. ▪ Development of over 400 new homes was started during 2024/25, with these being developed to high standards, achieving SAP Band A or B.

REPORT OF THE BOARD OF MANAGEMENT AND THE STRATEGIC REPORT (continued)

Energy and emissions report (Continued)

Information Required	Current Reporting Year UK and offshore (mandatory)	Previous Reporting Year UK and offshore (Mandatory)
	▪ In 2025 Choice installed solar PV systems and battery storage to three sheltered housing schemes. At each scheme an 11kWp system was installed, with a 10kW battery. This approach allows as much of the renewable electricity to be used on site as possible, which improves the cost savings for tenants. These systems are estimated to collectively save tenants at these 3 schemes around £5,000 per year and reduce emissions by around 6 tonnes annually. ▪ The Association commenced two significant research projects in 2025/26, a climate adaptation plan and a heat decarbonisation pathway. It is anticipated that both will be completed in 2026/27 and will inform future decision making. ▪ Choice published their first Biodiversity Action Plan in 2025/26, alongside their new strategy, with a range of actions outlined and a dedicated resource for this area planned for 2026/27. ▪ Continued education and support for staff e.g. using intranet, emails and through staff training opportunities. ▪ Choice Housing Ireland Ltd supported NI Energy Week in Autumn 2025, with daily information provided on their intranet, website and via social media, and training provided to a number of staff. ▪ Landlord energy contracts were managed throughout the year, with validation of energy invoices estimated to have delivered savings of over £77,000. ▪ Choice Housing Ireland Ltd have continued to operate the 'samsara' system which allows much more accurate information to be provided on their fleet e.g. improved monitoring and reporting on fuel costs, idling time, driver efficiency, emissions and future EV suitability. A further trial of an electric van took place, with options to decarbonise transport continuing to be considered.	▪ Choice Housing Ireland Ltd exceeded their target to invest £250,000 over three years on innovative technologies, by the end of 2024/25.

Community Investment

As a social purpose organisation, Choice has a key role to play not only in providing homes, but also in supporting communities to thrive through investing in our communities. We have a history of providing a variety of services for our tenants that can broadly be understood as 'Community Investment'. This is a key way that we, as a housing association, differentiate ourselves from other landlords, and is central to how we demonstrate our social purpose.

We are utilising the UK Social Value Bank ('UKSVB'), developed by HACT and Simetrica to measure the impact of our Community Investment activity. In 2025-26, there were nine initiatives for which we could clearly identify the costs of delivery and subsequent impact on tenants and wider community.

In the reporting year Choice spent £1,216,436 on nine initiatives generating £11,586,404 of additional Social value. The estimate Gross Value Added to the Northern Ireland economy through Choice's business activity is GVA £83,780,548 sustaining an estimated 1,138 jobs throughout the supply chain.

REPORT OF THE BOARD OF MANAGEMENT AND THE STRATEGIC REPORT (continued)

Community Investment (Continued)

Our 'Community Investment' is an essential commitment, and we deliver this in a range of support services. Economic Resilience and Health and Well-being are the two themes under which community investment activities are considered for funding. In the year 2025-26, Choice partnered with 4 organisations to deliver £98,500 of investment. Details of the initiatives are listed below.

Economic Resilience

The Rio Ferdinand Foundation (RFF) Community Programme

Our partnership with RFF, now coming to the end of its third year, has had a positive impact on the young people who engaged in the programme. In year three we invested £75,000 to consolidate learning from the previous two years and delivered a coordinated, place-based programme of activity across Derry/Londonderry, Belfast and Ballymena. Delivery combined consistent weekly engagement, high-visibility cross-community events, targeted skills and leadership pathways, and responsive diversionary activity during sensitive periods.

The following strands were delivered to 625 young people

- Regular weekly sessions (including expanded Waterside delivery in Derry/Londonderry)
- Cross-community celebration and recognition events
- Leadership and accredited training pathways
- Digital resilience and online safety activity
- Diversionary cultural and creative programmes.

The programme provides a range of positive community activities utilising shared youth culture including sport, music and the creative arts. Foundation staff team then leverage these passions to offer tailored personal development programmes and progression pathways for marginalised young people within these communities while also bringing them together with others on a cross-border basis.

With our support, during 2025-26, RFF have had

- 625 young people regularly engaged
- 160 progressed through personal development workshops and accredited training
- 117 engaged in careers initiatives and events
- 1018 community members engaged through community events / youth social action
- 40 parents/carers/adult volunteers involved.

Young people living in and around social housing settings can experience a combination of barriers: limited access to structured activity, poverty-related pressures, safety concerns, reduced wellbeing, community tensions and restricted progression routes. The partnership was designed to respond directly to those challenges with a programme that was visible, consistent and rooted in the community.

Choice Housing Scholarships

During the year, Choice also continued to work with Queens University and Ulster University to provide financial support to students facing financial, social or logistical barriers to furthering their education through our scholarship programme. In partnership with Queen's University Belfast and the

REPORT OF THE BOARD OF MANAGEMENT AND THE STRATEGIC REPORT (continued)

Community Investment (Continued)

Ulster University our scholarship prize is presented annually to 6 students who have the ability to attend university, but who are least likely to progress to higher education, enabling them to fulfil their potential.

Brian McKenna Student Placement Programme (incorporating the Brian McKenna Prize)

Brian McKenna, who passed away in February 2019, was a member of the Choice team for more than twenty years and, during his time with the organisation made a huge contribution to the lives of tenants, colleagues, and the communities he worked in. As a board member of the Voice of Young People in Care (VOYPIC), Brian was committed to working to improve the lives and opportunities for young people both professionally and personally. In memory of Brian, the 2025-26 student placement programme offered eight students the opportunity to work for a year in the ICT, Assets, Finance and HR departments. During their time with Choice, they receive support from a dedicated line manager who guides them as they develop skills aimed at preparing them for employment, through practical learning and real time problem solving. Students earn a living wage during the year's placement and the opportunity to win payment of their final year's tuition fee for submitting the winning entry in a business innovation programme.

Overlapping Themes Initiatives

Street Soccer NI – Homeless World Cup - Norway

Choice have supported Street Soccer NI (SSNI) on several occasions to attend the Homeless World Cup. SSNI provide programmes that tackle homelessness, unemployment, addiction and mental health issues. This year, SSNI took a men and Women's team away to the Homeless World Cup in Norway. Choice funding helped towards travel costs, kit, training camp, passports, visas and more. SSNI took a men's team of seven players and a women's team of six players. Each player was supported on a one to one basis to make positive changes in their lives including finding employment and accessing housing.

Health and Well-being

USPCA – Community Partnership

Choice partnered with USPCA to introduce a programme for tenants aimed at addressing shared objectives relating to animal welfare, pet ownership and community engagement. The partnership successfully raised awareness through joint campaigns, reaching 150+ tenants through workshops, and community events. Collaborative events, such as community seminars and events, saw active participation from 7 development/schemes. Awareness programmes were jointly conducted in 2 schemes resulting in tenants gaining a greater understanding of animal welfare and pet ownership.

Women's Aid Conference Sponsorship

A small donation was made to help sponsor Belfast/Lisburn WA conference. The aim of the conference is to keep the matter of violence against women and girls, including domestic abuse specifically, in the public consciousness constantly and not just following a tragic event such as the murder of a woman.

REPORT OF THE BOARD OF MANAGEMENT AND THE STRATEGIC REPORT (continued)

Financial performance

Income and expenditure

The table below provides a summary of the Group Income and Expenditure account.

	2026 £m	2025 £m
Turnover	106.4	90.1
EBITDA[1]	40.3	33.2
Surplus for the year	17.8	14.2
Exceptional item	26.2	-
Surplus after exceptional items	44.0	14.2

Group turnover has increased by 18.0% reflecting an increase in units let following the acquisition of Connswater Homes and rental increases of 2.7% applied during the year. The exceptional item in the year is the surplus on the business combination with Connswater Homes.

[1] EBITDA for the Group is calculated as follows:

	Ref	2026 £000	2025 £000
Surplus for the year	*I&E*	44,042	14,159
Less Exceptional item	*I&E*	(26,251)	-
Depreciation through I&E	*Note 6*	22,317	18,784
Amortisation through I&E	*Note 6*	(13,583)	(12,307)
Loss on disposal of major repairs	*Note 6*	1,121	2,240
Tax	*I&E*	555	429
Interest payable	*I&E*	12,445	10,251
Interest receivable	*I&E*	(318)	(404)
Adjusted EBITDA		**40,328**	**33,152**

REPORT OF THE BOARD OF MANAGEMENT AND THE STRATEGIC REPORT (continued)

The Core Performance and Cashflow for the Parent is set out in the tables below.

	2026 £000s	2025 £000s
Gross Rent	**69,801**	**57,396**
Operating Costs – CORE	**(37,993)**	**(28,525)**
Operating Margin – CORE	31,808	28,871
	46%	**50%**
Planned Maintenance Programme (PMP) Capex	(18,474)	(17,875)
Net Interest	(10,141)	(7,831)
Other	(428)	(1,668)
Net Cashflow before discretionary/non-recurring	**2,765**	**1,497**
Discretionary and Non-Recurring Items	1,625	195
Net Cashflow after discretionary/non-recurring	**4,390**	**1,692**

Rent Per Unit Per Annum (£)	5,185	4,907
Operating Costs Per Unit Per Annum (£)	2,822	2,439
PMP Per Unit Per Annum (£)	1,372	1,528
Net Interest Per Unit Per Annum (£)	753	670
Average Units	**13,463**	**11,696**

Assets and liabilities

The Group is in a strong financial position at the year-end, as shown by the following summary:

	2026 £m	2025 £m
Fixed and non-current assets	1,335.2	1,098.7
Net current assets/(liabilities)	(86.2)	(97.3)
Non-current liabilities	(1,007.5)	(808.0)
Net assets	**241.5**	**193.4**

Total fixed assets have increased to £1,335.2m (2025: £1,094.9m) due to the completion of a number of large housing schemes during the year and includes £164.6M due to the merger with Connswater Homes. There were also 3 properties sold to tenants under the Statutory House Sales Scheme. The Group closely monitors its liquidity position in line with its prudent treasury policy and holds sufficient cash and available banking facilities to meet all near-term liabilities. At the balance sheet date, the Group had committed, but undrawn facilities of £74.3m (2025: £107.0m).

Cashflows

During the year the business generated net cash-flow from operating activities of £49.2m (2025: £40.0m) drew down new loans of £35.0M (2025: £51.5M) and repaid existing borrowings of £18.7m (2025: £8.8m).

REPORT OF THE BOARD OF MANAGEMENT AND THE STRATEGIC REPORT (continued)

Loan covenants

External private finance is raised by the Parent and the financial covenants are in respect of the financial performance of the Parent for all loans except EIB where the covenants are in respect of the Group performance. The covenant ratios are as follows:

Ratio compliance	Requirement	Actual	Basis
Interest cover	>1.05:1	3.19 : 1	Parent
Interest cover	>1.10:1	2.96 : 1	Group
Interest cover (consecutive years)	>1.20:1	3.32 : 1	Parent
Interest cover (consecutive years)	>1.20:1	2.93 : 1	Group
Gearing	<50%	35%	Parent
Gearing	<60%	36%	Group

The Parent and Group were fully compliant with these covenants during the year, as shown below:

Interest cover	**Parent**		**Group**	
	2026	**2025**	**2026**	**2025**
	£'000	**£'000**	**£'000**	**£'000**
Adjusted EBITDA [2]	34,358	29,527	35,935	31,505
Net Interest	10,757	8,382	12,127	9,847
Interest Cover ratio	3.19	3.52	2.96	3.20
Minimum required	1.05	1.05	1.10	1.10

[2] Adjusted EBITDA is calculated as follows:

		Parent		**Group**	
		2026	**2025**	**2026**	**2025**
	Ref	**£'000**	**£'000**	**£'000**	**£'000**
Operating Surplus	*I&E*	24,508	20,825	26,080	22,788
Depreciation through I&E	*Note 6*	22,312	18,769	22,317	18,784
Amortisation through I&E	*Note 6*	(13,583)	(12,307)	(13,583)	(12,307)
Loss on disposal of major repairs	*Note 6*	1,121	2,240	1,121	2,240
Adjusted EBITDA for loan covenant purposes		**34,358**	**29,527**	**35,935**	**31,505**

Gearing	**Parent**		**Group**	
	2026	**2025**	**2026**	**2025**
	£m	**£m**	**£m**	**£m**
Gross debt	405	343	412	350
Reserves [3]	1,145	940	1,149	944
Gearing (%)	**35%**	**36%**	**36%**	**37%**
Maximum Allowed	**50%**	**50%**	**60%**	**60%**

[3] Parent and Group reserves are calculated by aggregating capital and reserves, Housing Association Grants ('HAG'), other capital grants, pension assets/liabilities and financial instruments measured at fair value.

REPORT OF THE BOARD OF MANAGEMENT AND THE STRATEGIC REPORT (continued)

Treasury policy and capital structure

The Group has a formal detailed treasury management policy which is approved by the Board. The policy sets out investment policies, borrowing policies, liquidity policies, interest rate management policies and treasury management procedures. The policy provides that no more than 50% of outstanding debt will be on a floating rate basis.

At the balance sheet date 70% of all drawn borrowings are fixed rate borrowings. Counterparty risk is mitigated by closely monitoring credit ratings and restricting deposits to £10m. Revolving credit facilities are on a floating rate basis.

The Group has established and maintains strong relationships with a number of banks and financial institutions to facilitate future funding requirements and to ensure a balanced loan portfolio. At the balance sheet date, the Group had gross debt of £410m (2025: £350m), 30% (2025: 18%) of which is on a floating rate basis and cash (including cash deposit balances) of £18m (2025: £15m). This combined with undrawn, committed facilities, will meet current development funding requirements. The Group generated cash flows from operations of £49.2m (2025: £40.0m) and paid interest of £12.4m (2025: £9.9m).

Management of risk

Risk identification and assessment

As the Group's objectives are established and updated, any risks that may prevent their achievement are identified and assessed in terms of their impact on the organisation and their likelihood of occurrence. This activity is carried out at appropriate levels throughout the Group.

Reporting of Risks

If a risk is outside of the risk appetite, it is classed as Amber or Red depending on the extent of the gap. In accordance with our risk management policy, an update on progress in relation to this risk is presented at each meeting of the Audit & Risk Committee (if Amber) or both the Board and the Audit & Risk Committee (if Red).

Risk Management System

We use a specialist risk management software package called oneAdvanced. This system delivers many benefits including maintaining an audit trail of changes to the registers. In addition, we can add evidence to support the effectiveness of internal controls.

Audit

The Board of Management has established an Audit and Risk Committee with clearly defined terms of reference. The main functions of the Audit and Risk Committee are to control and review the external and internal audit functions, the internal control systems and monitor the performance of the Association's risk management systems.

The Association's internal auditors report directly to the Audit and Risk Committee on completion of each systems review and an annual summary report is produced by the internal auditors summarising the systems audit programme each year. The work of the external auditors also provides some internal control observations identified during the year-end audit.

REPORT OF THE BOARD OF MANAGEMENT AND THE STRATEGIC REPORT (continued)

Effectiveness of control mechanisms

For those risks which are identified as being the most significant for any part of the Group, the existing control environment is assessed to establish ways in which it can be improved. Areas identified for improvement will be regularly followed up until action points are fully addressed. Where a view is formed that the Group cannot exercise adequate control over the relevant risk (for example due to external influences) then the relevant strategic objective will be revisited to establish whether or not it can be amended to reduce risk and, if not, whether the level of risk is acceptable.

Results for the year

The Group's surplus after tax for the year before exceptional items was £17.8m (2025: £14.2m) and after exceptional items was £44.0m (2025: £14.2m).

Donations

The Group and Parent made charitable donations of £100k during the year (2025: £97k). The Group and Parent made no political donations nor incurred any political expenditure during the year (2025: nil).

Employee Involvement

The Group continues to regard communication with its employees as a key aspect of its policies. Information is given to employees about employment matters and about the financial and economic factors affecting the Group's performance through management channels, quarterly in-house magazines and attendance at internal seminars and training programmes.

Employment of Disabled People

The Group is committed to providing equal opportunities to employees. The employment of the disabled is included in this commitment and the recruitment, training, development and promotion of disabled people are based on the aptitudes and abilities of the individual. Should employees become disabled during their employment, every effort will be made to continue their employment and, if necessary, appropriate training will be provided.

Supplier Payment Policy

The Group follows the Better Payment Practice Code for all suppliers. The four principles of the code are: to agree payment terms at the outset and stick to them; to explain payment procedures to suppliers; to pay bills in accordance with any contract agreed with the supplier (or as required by law); and to tell suppliers without delay when an invoice is contested and then settle disputes quickly.

Future Performance

The Group's future performance and financial risks will be affected by government policy, the economic environment, internal growth and efficiency initiatives. The Group has adapted its strategy to deal with the effects of the cost of living crisis, which can be evidenced through updated business plans and stress-testing. The Board consider the Group to have strong potential future opportunities.

Disclosure of Information to Auditors

The Directors who held office at the date of approval of this Report of the Board confirm that, so far as they are each aware, there is no relevant information of which the Group's auditors are unaware; and each Director has taken all the steps necessary that he/she ought to have taken as a director to make

REPORT OF THE BOARD OF MANAGEMENT AND THE STRATEGIC REPORT (continued)

Disclosure of Information to Auditors (Continued)

himself/herself aware of any relevant audit information and to establish that the Group's auditors are aware of that information.

Auditor

The auditors, Sumer Auditco NI Limited have expressed their willingness to continue in office, and a resolution proposing their reappointment will be proposed at the forthcoming Annual General Meeting.

By order of the Board

CYoung

Caroline Young (Chair)

19 August 2026

BOARD OF MANAGEMENT'S STATEMENT OF INTERNAL FINANCIAL CONTROLS

The Board acknowledges that it has the ultimate responsibility for ensuring that the Group has in place a system of controls, appropriate for the various business environments in which it operates. These controls are designed to give reasonable assurance about:

- The reliability of any financial information that is published by, or is used within, the Group;
- The maintenance of proper accounting records; and
- The protection of the Group's assets against their unauthorised use or disposition.

It is the Board's responsibility to establish and maintain systems of internal financial control. Such systems can only provide reasonable (and not absolute) assurance against material financial misstatement or loss. The key elements of these systems include ensuring that:

- There are formal policies and procedures in place (including the documentation of key systems and rules that relate to the delegation of authorities), which allow the monitoring of controls and which seek to prevent the unauthorised use of the Group's assets;
- Experienced staff, who are suitably qualified, are responsible for important business functions, and are subject to annual appraisal procedures set up to maintain high standards of performance;
- Regular management accounts are prepared promptly which provide relevant, reliable and up-to-date financial information, and significant variances from budgets are investigated as appropriate;
- All significant initiatives, major commitments and investment projects are subject to formal authorisation procedures, through relevant committees that are controlled by Board members;
- The Board's Audit & Risk Committee reviews reports (from management, and from both internal and external auditors), so that it may have reasonable assurance that control procedures are in place and are being followed. These reviews include a general review of the major risks facing the Group;
- The Audit & Risk Committee makes regular reports to the Board; and
- Formal procedures have been established for instituting action needed to correct weaknesses identified in the above reports.

The Board is satisfied that there have been no material losses, contingencies or uncertainties that require disclosure in the financial statements as a result of weakness in the internal financial controls.

By order of the Board

CYoung

Caroline Young (Chair)

19 August 2026

Independent auditors' report to the members of Choice Housing Ireland Limited

Opinion

We have audited the financial statements of Choice Housing Ireland Limited ("the Association") and its consolidated undertakings ("the Group") for the year ended 31 March 2026 which comprise: the Consolidated and Association Income and Expenditure Accounts, the Consolidated and Association Statements of Other Comprehensive Income, the Consolidated and Association Balance Sheets, the Consolidated and Association Statements of Changes in Equity and the Consolidated Cash Flow Statement and the related notes, which include a description of the significant accounting policies.

The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Standards including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice) and the Housing SORP – Statement of Recommended Practice for Social Housing Providers.

In our opinion, the Consolidated and Association financial statements:

- give a true and fair view of the state of the affairs of the Group and of the Association as at 31 March 2026 and of the income and expenditure of the Group and of the Association for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been properly prepared in accordance with the Co-operative and Community Benefit Societies Act (Northern Ireland) 2016 (formerly the Industrial and Provident Societies Act (Northern Ireland) 1969), the Housing (Northern Ireland) Order 1992, the Registered Housing Associations (Accounting Requirements) Order (Northern Ireland) 1993, the Charities Act (Northern Ireland) 2008 and Regulation 9 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities under ISAs (UK) are further described in the auditors' responsibility for the audit of the financial statements section of our report.

We are independent of the Group and the Association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Group or the Association's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

Other information

The other information comprises the information included in the Annual Report other than the financial statements and our auditors' report thereon. The Board of Management is responsible for the other information contained within the Annual Report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

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

We have nothing to report in this regard.

Matters on which we are required to report by exception

In light of our knowledge and understanding of the Group and the Association obtained in the course of the audit, we have not identified material misstatements in the Report of the Board of Management and the Strategic Report.

We have nothing to report in respect of the following matters where the Charities (Northern Ireland) Act 2008 and Regulation 9 of the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015 require us to report to you if, in our opinion:

- the information given in the Report of the Board of Management and the Strategic Report is inconsistent in any material respect;
- sufficient accounting records have not been kept;
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations required to complete our audit.

We have nothing to report in this regard.

INDEPENDENT AUDITOR'S REPORT TO CHOICE HOUSING IRELAND LIMITED
(continued)

Under the Co-operative and Community Benefit Societies Act (Northern Ireland) 2016 (formerly the Industrial and Provident Societies Act (Northern Ireland) 1969) are required to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained; or
- we have not received all the information and explanations we require for our audit; or
- proper accounting records have not been kept by the Association; or
- the Association's financial statements are not in agreement with the accounting records.

We have nothing to report in this regard.

Responsibilities of the Board of Management

As explained more fully in the Board of Management's Statement of Responsibilities on page 4, the Board of Management is responsible for the preparation of the financial statements in accordance with the applicable framework and for being satisfied that they give a true and fair view. The Board of Management is also responsible for such internal control as it determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board of Management is responsible for assessing the Group's and the Association'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 Group and the Association or to cease operations, or have no realistic alternative but to do so.

Auditors' responsibility for the audit of the financial statements

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

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

We considered the opportunities and incentives that may exist within the Group and the Association for fraud and identified the greatest potential for fraud in the following areas: management override of controls, including relating to posting of journals. To address those risks, we discussed the risks with client management and tested a sample of journals to confirm they were appropriate.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditors' report.

INDEPENDENT AUDITOR'S REPORT TO CHOICE HOUSING IRELAND LIMITED
(continued)

Use of our report

This report is made solely to the Board of Management in accordance with section 43 of the Co-operative and Community Benefit Societies Act (Northern Ireland) 2016 (formerly the Industrial and Provident Societies Act (Northern Ireland) 1969) and article 19 of The Housing (Northern Ireland) Order 1992. Our audit work has been undertaken so that we might state to the Board of Management those matters we are required to state to them in an auditors' 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 Association and the Board of Management, for our audit work, for this report, or for the opinions we have formed.

Brian Clerkin

Brian Clerkin
Senior Statutory Auditor
for and on behalf of Sumer Auditco NI Limited
Statutory Auditors
4th Floor
Glendinning House
6 Murray Street
Belfast
BT1 6DN

21 August 2026

GROUP INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 MARCH 2026

	Note	Total 2026 £'000	Total 2025 £'000
Turnover		**106,433**	90,131
Operating costs		**(80,353)**	(67,343)
Operating surplus		**26,080**	22,788
(Loss)/Gain on disposal of tangible fixed assets		**1,625**	(14)
Interest receivable and similar income	4	**318**	404
Interest payable and similar charges	5	**(12,445)**	(10,251)
Net finance credit relating to pension scheme	5/19.1	**1,659**	997
Fair value change in investment properties	10	**1,287**	726
Transfer to disposal proceeds fund	18	**(192)**	(136)
Movement in fair value of financial instruments	26.1	**14**	74
Surplus before tax before exceptional items		**18,346**	14,588
Exceptional Items- Surplus on Business Combination	11	**26,251**	-
Surplus before tax after Exceptional Items		**44,597**	14,588
Taxation	7	**(555)**	(429)
Surplus for the year		**44,042**	14,159

The current year results relate wholly to continuing operations.

The notes on pages 35 to 75 form part of these financial statements.

ASSOCIATION INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 MARCH 2026

	Note	PARENT 2026 £'000	2025 £'000
Turnover	2.1	**101,578**	85,050
Operating costs	2.1	**(77,070)**	(64,225)
Operating surplus		**24,508**	20,825
(Loss)/Gain on disposal of tangible fixed assets		**1,625**	(14)
Interest receivable and similar income	4	**1,311**	1,440
Interest payable and similar charges	5	**(12,068)**	(9,822)
Net finance credit relating to pension scheme	5/19.1	**1,659**	997
Fair value change in investment properties	10	-	-
Impairment of financial assets		-	-
Transfer to disposal proceeds fund	18	**(192)**	(136)
Movement in fair value of financial instruments	26.1	**14**	74
Surplus before tax before exceptional items		**16,857**	13,364
Exceptional Items- Surplus on Business Combination	11	**26,251**	-
Surplus before tax after Exceptional Items		**43,108**	13,364
Taxation	7	-	-
Surplus for the year		**43,108**	13,364

The results relate wholly to continuing activities.

The notes on pages 35 to 75 form part of these financial statements.

STATEMENT OF OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 MARCH 2026

	Notes	GROUP 2026 £'000	GROUP 2025 £'000	PARENT 2026 £'000	PARENT 2025 £'000
Surplus for the year		**44,042**	14,159	**43,108**	13,364
Other comprehensive income					
Re-measurement of net defined benefit liability	19.1	**7,420**	4,809	**7,420**	4,809
Net addition to restriction in recognition of pension asset	19.1	**(4,797)**	(8,106)	**(4,797)**	(8,106)
Effective portion of changes in fair value of cash flow hedges	26.1	**1,398**	2,740	**1,398**	2,740
Total other comprehensive income for the year		**4,021**	(557)	**4,021**	(557)
Total comprehensive income for the year		**48,063**	13,602	**47,129**	12,807

The notes on pages 35 to 75 form part of these financial statements.

BALANCE SHEET
AS AT 31 MARCH 2026

	Note	GROUP 2026 £'000	GROUP 2025 £'000	PARENT 2026 £'000	PARENT 2025 £'000
Fixed assets					
Tangible fixed assets- Housing Properties	8	**1,283,003**	1,044,840	**1,282,315**	1,044,583
Other tangible fixed assets	9	**4,105**	3,080	**4,063**	3,077
Investment properties	10	**48,171**	46,958	**-**	324
Financial assets	11	**-**	-	**23,310**	17,310
		1,335,279	1,094,878	**1,309,688**	1,065,294
Non-Current assets					
Pension asset	19.1	**7,634**	3,892	**7,634**	3,892
Current assets					
Stock	12	**593**	2,803	**7**	2,271
Trade and other debtors	13	**24,256**	47,765	**39,311**	68,937
Cash investments	24.1	**6,078**	5,916	**6,078**	5,916
Cash and cash equivalents		**12,342**	8,996	**10,303**	5,614
		43,269	65,480	**55,699**	82,738
Creditors: amounts falling due within one year	14	**(137,037)**	(162,761)	**(135,484)**	(160,742)
Net current (liabilities)/assets		**(93,768)**	(97,281)	**(79,785)**	(78,004)
Total assets less current liabilities		**1,249,145**	1,001,489	**1,237,537**	991,182
Creditors: amounts falling due after more than one year	15	**(1,007,629)**	(808,036)	**(1,000,579)**	(801,353)
Net assets		**241,516**	193,453	**236,958**	189,829
Capital and reserves					
Share capital	20	**-**	-	**-**	-
Cash-flow hedge reserve	21	**2,618**	1,220	**2,618**	1,220
Revenue reserve		**238,898**	192,233	**234,340**	188,609
Total reserves		**241,516**	193,453	**236,958**	189,829

The Group meets the definition of a Public Benefit Entity (PBE) as defined by FRS102. These financial statements were approved by the Board of Management on 19 August 2026.

Signed on behalf of the Board of Management:

Caroline Young	Caralyn Scales	Lawrence Jackson
Chair	*Board Member*	*Secretary*

The notes on pages 35 to 75 form part of these financial statements.

Registered Housing Association number: R56

Co-operative and Community Benefit Societies Act (Northern Ireland) 1969: IP000408

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2026

	Revenue Reserve	Cash Flow Hedge Reserve	Total Equity
	£'000	£'000	£'000
Balance at 1 April 2024	181,371	(1,520)	179,851
Total comprehensive income for the year			
Surplus for the year	14,159	-	14,159
Other comprehensive income for the year			
Effective portion of changes in fair value of cash flow hedges	-	2,740	2,740
Re-measurement of net defined benefit liability	4,809	-	4,809
Net addition to restriction in recognition of pension asset	(8,106)	-	(8,106)
Total comprehensive income for the year	10,862	2,740	13,602
Balance at 31 March 2025	192,233	1,220	193,453
Balance at 1 April 2025	192,233	1,220	193,453
Total comprehensive income for the year			
Surplus for the year	44,042	-	44,042
Other comprehensive income for the year			
Effective portion of changes in fair value of cash flow hedges	-	1,398	1,398
Re-measurement of net defined benefit liability	7,420	-	7,420
Net addition to restriction in recognition of pension asset	(4,797)	-	(4,797)
Total comprehensive income for the year	**46,665**	**1,398**	**48,063**
Balance at 31 March 2026	**238,898**	**2,618**	**241,516**

The notes on pages 35 to 75 form part of these financial statements.

PARENT STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 MARCH 2026

	Revenue Reserve	**Cash Flow Hedge Reserve**	**Total Equity**
	£'000	**£'000**	**£'000**
Balance at 1 April 2024	178,542	(1,520)	177,022
Total comprehensive income for the year			
Surplus for the year	13,364	-	13,364
Other comprehensive income for the year			
Effective portion of changes in fair value of cash flow hedges	-	2,740	2,740
Re-measurement of net defined benefit liability	4,809	-	4,809
Net addition to restriction in recognition of pension asset	(8,106)	-	(8,106)
Total comprehensive income for the year	10,067	2,740	12,807
Balance at 31 March 2025	**188,609**	**1,220**	**189,829**
Balance at 1 April 2025	188,609	1,220	189,829
Total comprehensive income for the year			
Surplus for the year	43,108	-	43,108
Other comprehensive income for the year			
Effective portion of changes in fair value of cash flow hedges	-	1,398	1,398
Re-measurement of net defined benefit liability	7,420	-	7,420
Net addition to restriction in recognition of pension asset	(4,797)	-	(4,797)
Total comprehensive income for the year	**45,731**	**1,398**	**47,129**
Balance at 31 March 2026	**234,340**	**2,618**	**236,958**

The notes on pages 35 to 75 form part of these financial statements.

CONSOLIDATED CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 MARCH 2026

	Note	2026 £'000	2025 £'000
Net cash from operating activities	24	**49,212**	40,020
Cash flows from investing activities			
Acquisition of tangible fixed assets		**(109,670)**	(91,325)
Business Combination		**5,753**	-
Expenditure on investment property		**(546)**	(8,287)
Cash investments (invested)/withdrawn		**(162)**	(298)
Proceeds from sale of tangible fixed assets		**5,026**	4,123
Proceeds from the receipt of grants		**49,573**	22,557
Interest received		**318**	404
Net cash used in investing activities		**(49,708)**	(72,826)
Cash flow from financing activities			
Interest paid		**(12,445)**	(9,897)
Proceeds from new loans		**35,000**	51,496
Repayments of borrowings		**(18,713)**	(8,797)
Net cash generated from financing activities		**3,842**	32,802
Net (decrease)/increase in cash and cash equivalents		**3,346**	(4)
Cash and cash equivalents at 1 April		**8,996**	9,000
Cash and cash equivalents at 31 March		**12,342**	8,996

The notes on pages 35 to 75 form part of these financial statements.

NOTES

(forming part of the financial statements)

1 ACCOUNTING POLICIES

1.1 Legal Status

Choice Housing Ireland Limited (the 'Association' or 'Parent') is established and registered under the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 and is domiciled in Northern Ireland. Its registration number is IP000408. It is registered with the Department for Communities ('DfC') as number R56. The registered office is located at 37-41 May St, Belfast, County Antrim BT1 4DN.

1.2 Basis of Accounting

These Group and Parent 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")* and the Housing SORP 2018: Statement of Recommended Practice for Registered Social Housing Providers. These financial statements comply with the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969, Article 19 of the Housing (Northern Ireland) Order 1992, the Registered Housing Associations (Accounting Requirements) Order (Northern Ireland) 1993.

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

The accounting policies set out below have, unless otherwise stated, been applied consistently to material items for all periods presented in these financial statements.

The Association is included in the consolidated financial statements and is considered to be a qualifying entity under FRS 102 paragraphs 1.8 to 1.12. The following exemptions available under FRS 102 in respect of certain disclosures for the Parent financial statements have been applied:

- No separate parent company Cash Flow Statement with related notes is included;
- Key Management Personnel compensation has not been included a second time; and
- Certain disclosures required by FRS 102.11 Basic Financial Instruments and FRS 102.12 Other Financial Instrument Issues in respect of financial instruments not falling within the fair value accounting rules of Paragraph 36(4) of Schedule 1.

Judgements made by the directors, in the application of these accounting policies that have significant effect on the financial statements and estimates with a significant risk of material adjustment in the next year are discussed in note 1.24.

1.3 Measurement convention

The financial statements are prepared on the historical cost basis except that the following assets and liabilities are stated at their fair value: derivative financial instruments, pensions and investment property.

NOTES (continued)

1 ACCOUNTING POLICIES (continued)

1.4 Basis of consolidation

The consolidated financial statements include the financial statements of the Association and its subsidiary undertakings made up to 31 March 2026. A subsidiary is an entity that is controlled by the Parent undertaking. The results of subsidiary undertakings are included in the Group income and expenditure account from the date that control commences until the date that control ceases. Control is established when the Association has the power to govern the operating and financial policies of an entity so as to obtain benefits from its activities. In assessing control, the Group takes into consideration potential voting rights that are currently exercisable.

A joint venture is a contractual arrangement undertaking in which the Group exercise joint control over the operating and financial policies of the entity. Where the joint venture is carried out through an entity, it is treated as a jointly controlled entity. The Group's share of the profits less losses of associates and of jointly controlled entities is included in the Group income and expenditure account and its interest in their net assets is recorded on the Group balance sheet using the equity method.

In the Parent undertaking financial statements, investments in subsidiaries and joint ventures are carried at cost less impairment.

1.5 Foreign currency

Transactions in foreign currencies are translated into the functional currency of the Group companies at the foreign exchange rate ruling at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies at the balance sheet date are retranslated to the functional currency at the foreign exchange rate ruling at that date. Non-monetary assets and liabilities that are measured in terms of historical cost in a foreign currency are translated using the exchange rate at the date of the transaction. Non-monetary assets and liabilities denominated in foreign currencies that are stated at fair value are retranslated to the functional currency at foreign exchange rates ruling at the dates the fair value was determined. Foreign exchange differences arising on translation are recognised in income and expenditure.

1.6 Going concern

The financial statements have been prepared on a going concern basis which the directors consider to be appropriate for the following reasons.

The Group and Association prepares a 3-year business plan which is updated and approved on an annual basis. The most recent 3-year strategy (FY24-27) was approved in April 2024 by the Board. In order to ensure delivery against these strategic goals, the Association will commit to key targets for achievement by 2027; bring forward annual business plans and budgets with detailed objectives and KPIs; formally monitor strategic progress every six months with Board & Committee members; and report regularly to our stakeholders on achievements and intentions.

NOTES (continued)

1 ACCOUNTING POLICIES (continued)

1.6 Going concern (continued)

The Board, after reviewing the Group and Association's budgets for 2026/27 and the Group and Association's medium term financial position as detailed in the 2026/27 business plan, is of the opinion that, taking account of severe but plausible downsides, the Group and Association has adequate resources to continue in business for the foreseeable future. The Directors note that the Group balance sheet includes an excess of current liabilities over current assets. They have prepared financial and cash flow projections which indicate that the Group will generate profits and positive cash flows over their forecast period to 2050 which will be sufficient to ensure that all liabilities can be discharged in the ordinary course as they fall due for payment and that the Group will have adequate liquid funds available. In order to reach this conclusion, the Board have considered:

- the property market – budget and business plan scenarios have taken account of delays in handovers, lower numbers of property sales, reductions in sales values and potential conversion of market sale to social homes;
- Maintenance costs – budget and business plan scenarios have been modelled to take account of cost increases and delays in maintenance expenditure, with major works being phased into future years;
- Rent and service charge receivable – arrears and bad debts have been increased to allow for customer difficulties in making payments and budget and business plan scenarios to take account of potential future reductions in rents;
- Liquidity – current available cash together with unutilised loan facilities of £74.3m which provides significant headroom for committed spend and other forecast cash flows that arise;
- The Group's ability to withstand other adverse scenarios such as higher interest rates and number of void properties; and
- For the continuing delivery of its development programme the Parent is dependent on grant funding from the Department for Communities, and bank financing.

The Board believe the Group and Association has sufficient funding in place and expect the Group and Association to be in compliance with its debt covenants even in severe but plausible downside scenarios. In discussions with the Group and Association's bankers about its borrowing needs, there has been nothing to suggest that renewal of existing short-term facilities may not be forthcoming on acceptable terms. Further undrawn long-term facilities will meet development programme funding requirements into the foreseeable future.

Consequently, the directors have a reasonable expectation that the Group and Association has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the financial statements.

1.7 Classification of financial instruments issued by the Group

In accordance with FRS 102.22, financial instruments issued by the Group are treated as equity only to the extent that they meet the following two conditions:

(a) they include no contractual obligations upon the Group to deliver cash or other financial assets or to exchange financial assets or financial liabilities with another party under conditions that are potentially unfavourable to the Group; and

(b) where the instrument will or may be settled in the entity's own equity instruments, it is either a non-derivative that includes no obligation to deliver a variable number of the Group's own equity instruments or is a derivative that will be settled by the Group's exchanging a fixed amount of cash or other financial assets for a fixed number of its own equity instruments.

To the extent that this definition is not met, the proceeds of issue are classified as a financial liability.

NOTES (continued)

1 ACCOUNTING POLICIES (continued)

1.8 Basic financial instruments

Rental debtors and other debtors

Rental debtors and other debtors are recognised initially at transaction price less attributable transaction costs. Subsequent to initial recognition they are measured at amortised cost using the effective interest method, less any impairment losses.

Trade and other creditors

Trade and other creditors are recognised initially at transaction price plus attributable transaction costs. Subsequent to initial recognition they are measured at amortised cost using the effective interest method. If the arrangement constitutes a financing transaction, for example if payment is deferred beyond normal business terms, then it is measured at the present value of future payments discounted at a market rate of interest for a similar debt instrument.

Interest-bearing borrowings classified as basic financial instruments

Interest-bearing borrowings are recognised initially at the present value of future payments discounted at a market rate of interest less attributable transaction costs. Subsequent to initial recognition, interest-bearing borrowings are stated at amortised cost using the effective interest method.

Cash and cash equivalents

Cash and cash equivalents comprise cash balances and call deposits.

1.9 Other financial instruments

Financial instruments not considered to be basic financial instruments (Other financial instruments).

Other financial instruments not meeting the definition of basic financial instruments are recognised initially at fair value. Subsequent to initial recognition other financial instruments are measured at fair value with changes recognised in income and expenditure except hedging instruments in a designated hedging relationship shall be recognised as set out below.

Derivative financial instruments and hedging

Derivative financial instruments are recognised at fair value. The gain or loss on re-measurement to fair value is recognised immediately in income and expenditure. However, where derivatives qualify for hedge accounting, recognition of any resultant gain or loss depends on the nature of the item being hedged (see below).

Cash flow hedges

Where a derivative financial instrument is designated as a hedge of the variability in cash flows of a recognised asset or liability, or a highly probable forecast transaction, the effective part of any gain or loss on the derivative financial instrument is recognised directly in other comprehensive income. Any ineffective portion of the hedge is recognised immediately in income and expenditure.

For cash flow hedges, where the forecast transactions resulted in the recognition of a non-financial asset or non-financial liability, the hedging gain or loss recognised in other comprehensive income is included in the initial cost or other carrying amount of the asset or liability. Alternatively, when the hedged item is recognised in income and expenditure the hedging gain or loss is reclassified to the income and expenditure.

NOTES (continued)

1 ACCOUNTING POLICIES (continued)

1.9 Other financial instruments (continued)

When a hedging instrument expires or is sold, terminated or exercised, or the entity discontinues designation of the hedge relationship but the hedged forecast transaction is still expected to occur, the cumulative gain or loss at that point remains in equity and is recognised in accordance with the above policy when the transaction occurs. If the hedged transaction is no longer expected to take place, the cumulative unrealised gain or loss recognised in equity is recognised in income and expenditure immediately.

1.10 Tangible fixed assets

Housing properties are properties held for the provision of social housing or to otherwise provide social benefit. Housing properties are principally properties available for rent and are stated at cost less accumulated depreciation and impairment losses. Cost includes the cost of acquiring land and buildings, development costs, interest charges incurred during the development period. In instances where acquisition accounting is applied, the Group recognises the acquired housing assets at the Existing Use Value for Social Housing at the date of acquisition.

Other tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses.

Housing properties are split between land, structure and major components which require periodic replacement. Replacement or refurbishment of these components is capitalised and depreciated over their estimated useful life, which has been set taking into account professional guidance and the Group's asset management strategy. The related replaced asset is written off. In determining the remaining useful lives for the housing stock, the Group has taken account of views from both internal and external professional sources. The expected useful lives are reviewed on a regular basis.

Freehold and long leasehold land is not depreciated. In all other cases depreciation is provided to write off the cost of fixed assets, less their estimated residual values on a straight-line basis over the expected useful lives of the assets concerned. The estimates of the useful lives of the major classes of asset are:

Asset Category	**Useful Life (Years)**	**Asset Category**	**Useful Life (Years)**
Housing properties		***Other assets***	
Main fabric (new build)	**100**	The Group's office buildings	**50**
Main fabric (rehabilitated properties)	**60**	Office furniture and equipment	**3-5**
Roof structure and covering	**50-100**	Computer and telephone hardware	**2-5**
Windows and external doors	**35-40**	Computer software	**2-3**
Gas boilers/fires	**15**	Furniture in schemes	**3-5**
Kitchen	**18-20**	Fixtures and fittings in schemes	**3-10**
Bathrooms/WCs	**25-30**	Motor vehicles	**4**
Mechanical systems	**20**	Tools	**2-5**
Electrics	**30**		
Lift	**30**		
Defects insurance	**10**		

Assets in the course of construction are stated at cost. These assets are not depreciated until they are available for use.

NOTES (continued)

1 ACCOUNTING POLICIES (continued)

1.10 Tangible fixed assets (continued)

Works to existing properties which replace a component that has been treated separately for depreciation purposes, along with those works that result in an increase in net rental income over the lives of the properties, thereby enhancing the economic benefits of the assets, are capitalised as improvements.

Housing properties are assessed annually for impairment indicators. Where indicators are identified, an assessment for impairment is undertaken comparing the scheme's carrying amount to its recoverable amount. Where the carrying amount of a scheme is deemed to exceed its recoverable amount, the scheme is written down to its recoverable amount. The resulting impairment loss is recognised as operating expenditure. Where a scheme is currently deemed not to be providing service potential to the association, its recoverable amount is its fair value less costs to sell.

Development costs

Development costs are capitalised where they are directly attributable to bringing the properties into working condition for their intended use. Such costs generally include the labour costs of our own employees arising directly from the acquisition or development of the property and incremental costs that would only have been avoided if the property concerned had not been acquired or constructed.

1.11 Government grants

Government grants are included within creditors in the Balance Sheet and credited to income and expenditure over the expected useful lives of the assets to which they relate or in periods in which the related costs are incurred. The accruals model is adopted and grants are classified as grants relating to assets.

Government grants received for housing properties are recognised in income over the useful life of the housing property structure and its individual components (excluding land) on a pro rata basis. Grants received specifically for components of a housing property (e.g. funding for replacement of boilers) are recognised in income over the expected useful life of the component.

On disposal of an asset for which a government grant was received and where there is no obligation to repay the grant, any unamortised grant remaining within liabilities in the Balance Sheet relating to this asset is derecognised as a liability and recognised as revenue in income and expenditure.

Where there is a requirement to either repay or recycle a grant received for an asset that has been disposed of, a liability is included in the Balance Sheet to recognise this obligation, measured at best estimate.

Property received at below market value is treated as a non-exchange transaction as described more fully in note 1.21.

Grants and contributions receivable relating to both completed schemes and schemes being built are shown separately within debtors. Those received in advance of the related expenditure are shown separately within creditors.

In certain circumstances any grant or contribution may be repayable in part or in full, but any such amounts will rank as subordinated or unsecured debt on the relevant property.

NOTES (continued)

1 ACCOUNTING POLICIES (continued)

1.12 Investment property

Investment properties are properties not held for social benefit which are held together to earn rental income or for capital appreciation or for both. Investment properties are recognised initially at cost. Subsequent to initial recognition, investment properties are held at fair value. Any gains or losses arising from changes in the fair value are recognised in income and expenditure in the period they arise. No depreciation is provided in respect of investment properties.

1.13 Stocks - properties held for sale and work in progress

Completed properties and properties under construction for open market sales are recognised at the lower of cost and estimated selling price less costs to complete. Cost comprises materials, direct labour and direct development overheads. Assessing net realisable value requires use of the estimation techniques. In making this assessment, management considers publicly available information and internal forecasts on future sales activity. Net realisable value is based on estimated sales price after allowing for all further costs of completion and disposal.

1.14 Impairment excluding stocks, investments and deferred tax assets

Financial assets (including trade and other debtors)

A financial asset not carried at fair value through income and expenditure is assessed at each reporting date to determine whether there is objective evidence that it is impaired. A financial asset is impaired if objective evidence indicates that a loss event has occurred after the initial recognition of the asset, and that the loss event had a negative effect on the estimated future cash flows of that asset that can be estimated reliably.

An impairment loss in respect of a financial asset measured at amortised cost is calculated as the difference between its carrying amount and the present value of the estimated future cash flows discounted at the asset's original effective interest rate. For financial instruments measured at cost less impairment, an impairment is calculated as the difference between its carrying amount and the best estimate of the amount that the Group would receive for the asset if it were to be sold at the reporting date. Interest on the impaired asset continues to be recognised through the unwinding of the discount. Impairment losses are recognised in Income and Expenditure Account. When a subsequent event causes the amount of impairment loss to decrease, the decrease in impairment loss is reversed through income and expenditure.

Non-financial assets

The carrying amounts of the Group's non-financial assets, other than investment property, and stocks, are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated. The recoverable amount of an asset or housing scheme is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. For the purpose of impairment testing, assets that cannot be tested individually are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or groups of assets.

An impairment loss is recognised if the carrying amount of an asset or its Cash Generating Unit (CGU) exceeds its estimated recoverable amount. Impairment losses are recognised in Income and Expenditure Account. Impairment losses recognised in respect of CGUs are allocated to reduce the carrying amounts of the other assets in the unit (group of units) on a pro rata basis.

NOTES (continued)

1 ACCOUNTING POLICIES (continued)

1.14 Impairment excluding stocks, investments and deferred tax assets (continued)

An impairment loss is reversed if and only if the reasons for the impairment have ceased to apply.

Impairment losses recognised in prior periods are assessed at each reporting date for any indications that the loss has decreased or no longer exists. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

1.15 Employee benefits

Defined contribution plans and other long-term employee benefits

A defined contribution plan is a post-employment benefit plan under which the Group pays fixed contributions into a separate entity and will have no legal or constructive obligation to pay further amounts. Obligations for contributions to defined contribution pension plans are recognised as an expense in income and expenditure in the periods during which services are rendered by employees.

Defined benefit plans

The Group participates in the Northern Ireland Local Government Officers Pension Scheme, which is a funded defined benefit scheme.

The Group takes no part in the administration of this fund. Contributions to it are in accordance with the instructions of the Trustees of the scheme, which follows actuarial advice given to them.

A defined benefit plan is a post-employment benefit plan other than a defined contribution plan. The Group's net obligation in respect of defined benefit plans is calculated by estimating the amount of future benefit that employees have earned in return for their service in the current and prior year; that benefit is discounted to determine its present value. The fair value of any plan assets is deducted. The Group determines the net interest expense (income) on the net defined benefit liability (asset) for the year by applying the discount rate as determined at the beginning of the annual period to the net defined benefit liability (asset) taking account of changes arising as a result of contributions and benefit payments.

The discount rate is the yield at the Balance Sheet date on AA credit rated bonds denominated in the currency of, and having maturity dates approximating to the terms of the Group's obligations. A valuation is performed every three years by a qualified actuary using the projected unit credit method. The Group recognises net defined benefit plan assets to the extent that it is able to recover the surplus either through reduced contributions in the future or through refunds from the plan.

Changes in the net defined benefit liability arising from employee service rendered during the period, net interest on net defined benefit liability, and the cost of plan introductions, benefit changes, curtailments and settlements during the year are recognised in income and expenditure.

Re-measurement of the net defined benefit liability / asset is recognised in other comprehensive income in the year in which it occurs.

Termination benefits

Termination benefits are recognised as an expense when the Group is demonstrably committed, without realistic possibility of withdrawal, to a formal detailed plan to either terminate employment before the normal retirement date, or to provide termination benefits as a result of an offer made to encourage voluntary redundancy. Termination benefits for voluntary redundancies are recognised as an expense if the Group has made an offer of voluntary redundancy, it is probable that the offer will be accepted, and

NOTES (continued)

1 ACCOUNTING POLICIES (continued)

1.15 Employee benefits (continued)

the number of acceptances can be estimated reliably. If benefits are payable more than 12 months after the reporting date, then they are discounted to their present value.

1.16 Provisions

A provision is recognised in the Balance Sheet when the Group has a present legal or constructive obligation as a result of a past event, that can be reliably measured and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are recognised at the best estimate of the amount required to settle the obligation at the reporting date.

1.17 Turnover

Turnover excludes value-added tax and represents rental and service charge income receivable (net of void losses), fees receivable, and amortisation of grants. Rental income is recognised on the execution of tenancy agreements. Other income is recognised as receivable on the delivery of services provided.

Donations received under the Gift Aid scheme to the Parent, from its subsidiaries are recognised as turnover upon receipt as it relates to the principal activities of the Association and is eliminated on consolidation.

1.18 Expenses

Interest receivable and interest payable

Interest is capitalised on borrowings to finance the development of qualifying assets to the extent that it accrues in respect of the period of development if it represents:

(a) interest on borrowings specifically financing the development programme after deduction of related grants received in advance; or

(b) a fair amount of interest on borrowings of the association as a whole after deduction of Housing Association Grant (HAG) received in advance to the extent that they can be deemed to be financing the development programme.

A qualifying asset is one which necessarily takes a substantial period of time to get ready for its intended use or sale. Other interest payable is charged to income and expenditure in the year.

Other interest receivable and similar income include interest receivable on funds invested. Interest income and interest payable are recognised in income and expenditure as they accrue, using the effective interest method.

Operating Lease

Payments made under operating leases are recognised in the income statement on a straight-line basis over the term of the lease.

NOTES (continued)

1 ACCOUNTING POLICIES (continued)

1.19 Taxation

Certain activities of the Group are not taxable as the entities have charitable status.

Current tax is recognised for the amount of income tax payable in respect of the taxable surplus for the current or past reporting periods using the tax rates and laws that have been enacted or substantively enacted by the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date, except as otherwise indicated. Deferred tax assets are only recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. If and when all conditions for retaining tax allowances for the cost of a fixed asset have been met, the deferred tax is reversed.

Deferred tax is calculated using the tax rates and laws that that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference. Deferred tax is measured on an undiscounted basis.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

1.20 Properties managed by agents

Most of the Group's special needs stock is managed by agents with the relevant skills and expertise to support the tenants in these schemes. Some of these schemes receive a revenue grant, which is passed to the managing agent. Where the financial risk in these schemes falls primarily on the managing agents, the related income and expenditure arising from day-to-day operations have been excluded from these financial statements whilst the property rental income arising and related direct costs of management and maintenance are included.

1.21 Non exchange transactions

Property received at below market value is treated as a non-exchange transaction. The difference between the fair value of the asset donated or acquired and the consideration paid for the asset is recognised as a government grant and included in the Balance Sheet as a liability. The terms of the donation or acquisition are considered to be performance-related conditions and the grant is amortised to turnover in the year of performance of the conditions.

1.22 Disposal proceeds fund

Surpluses arising from the sale of property to tenants are transferred to the Disposal Proceeds Fund, along with any related Housing Association Grant. The net surpluses can be used by the Group to fund works on property that would not be eligible for housing association grant or (in certain circumstances) attract loan finance. If the surpluses are not used within two years of their receipt they may be payable in part or in full to the Department for Communities and the amounts potentially repayable are included within creditors.

1.23 Tenant services fund ('TSF')

Surpluses or deficits arising from a difference between tenant service and support charges and the related cost of service provision are held on the Balance Sheet as debtors or creditors, with the balance being recovered from or released to future income streams. The TSF movements are included within operating costs on the face of the income statement.

NOTES (continued)

1 ACCOUNTING POLICIES (continued)

1.24 Critical accounting estimates

The Board of Management makes estimates and assumptions concerning the future in the process of preparing the Group financial statements. The estimates and assumptions made in the preparation of these financial statements are as follows:

- Impairment- As part of the Group's and Association's continuous review of the performance of their assets, management identify any homes, or schemes, that have increasing void losses, are impacted by policy changes or where the decision has been made to dispose of the properties. These factors are considered to be an indication of impairment. Where there is evidence of impairment, the fixed assets are written down to the recoverable amount and any impairment losses are charged to operating surpluses.

- Defined benefit obligation- Management's estimate of the defined benefit obligation is based on a number of critical underlying assumptions such as standard rates of inflation, mortality, discount rate and anticipation of future salary increases. Variation in these assumptions may significantly impact the liability and the annual defined benefit expenses (as analysed in Note 19). The net defined benefit pension asset at 31 March 2026 was £7,634k.

- Fair value uplift - The accounting treatment requires the Association to record the Connswater Homes assets at fair value (rather than 'book value'). The fair value adjustment is mainly applicable to the housing properties. The £22.0m of assets transferred across (i.e. before the fair value uplift) are underpinned by audited accounts. Management have estimated the additional fair value uplift to be £4.2M based on a number of assumptions such as rent inflation at 2% and cost inflation at 2.5%.

Management have assessed that there are no judgements that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities recognised in the financial statements.

2 PARTICULARS OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS – PARENT

		2026		2025
	Turnover	**Operating costs**	**Operating surplus/ (deficit)**	**Operating surplus/ (deficit)**
	£'000	**£'000**	**£'000**	**£'000**
Social housing activities	**100,852**	**(75,819)**	**25,033**	20,772
Non-social housing activities	**726**	**(1,251)**	**(525)**	53
Total per income and expenditure account	**101,578**	**(77,070)**	**24,508**	20,825

NOTES (continued)

2.1 TURNOVER, OPERATING COSTS AND OPERATING SURPLUS OR DEFICIT FROM SOCIAL HOUSING AND NON-SOCIAL HOUSING ACTIVITIES

Parent			**2026**				**2025**
	General needs	**Sheltered**	**Supported**	**Agents**	**Admin**	**Total**	**Total**
Income from lettings:	**£'000**	**£'000**	**£'000**	**£'000**	**£'000**	**£'000**	**£'000**
Rent	55,559	8,080	4,248	3,283	-	71,170	58,523
Rates	7,650	1,121	273	98	-	9,142	7,435
Services	3,247	2,515	620	31	-	6,413	5,298
Services – Heat	67	654	72	-	-	793	829
Supporting people (restricted fund)	72	1,112	15	-	-	1,199	1,152
Other income	735	62	9	1	-	807	1,475
Amortisation of grant	10,655	789	612	801	726	13,583	11,665
Gross income	**77,985**	**14,333**	**5,849**	**4,214**	**726**	**103,107**	86,377
Less: void losses	(938)	(348)	(240)	(3)	-	(1,529)	(1,327)
Net income	**77,047**	**13,985**	**5,609**	**4,211**	**726**	**101,578**	85,050
Services	3,986	2,775	774	235	-	7,770	6,696
Heat	72	643	59	-	-	774	799
Supporting people	75	1,626	-	-	-	1,701	1,601
Management	15,205	(6)	199	209	-	15,607	12,207
Rates payable	7,162	997	172	22	9	8,362	6,886
Maintenance administration	3,166	519	194	250	-	4,129	3,745
Planned and cyclical maintenance	2,262	582	369	465	-	3,678	3,703
Reactive maintenance	7,097	1,688	430	703	-	9,918	7,988
Major repairs	670	134	217	100	-	1,121	2,240
Property lease charges	-	-	-	-	-	-	9
Bad debts	359	-	-	-	-	359	585
Exchange movement	-	-	-	-	(58)	(58)	81
Impairment	-	-	-	-	946	946	27
Depreciation – social housing	16,538	2,873	1,113	1,434	-	21,958	17,794
Depreciation – non-social housing	-	-	-	-	354	354	352
Transfer to Tenants' Services Fund	369	82	-	-	-	451	(488)
Operating costs	**56,961**	**11,913**	**3,527**	**3,418**	**1,251**	**77,070**	64,225
Operating surplus/ (deficit)	**20,086**	**2,072**	**2,082**	**793**	**(525)**	**24,508**	20,825

Other income includes £616k (2025: £550k) of donations received under the gift aid from Group entities. Turnover and operating costs relating to non-social activities are set out in the Admin column.

NOTES (continued)

2.1 TURNOVER, OPERATING COSTS AND OPERATING SURPLUS OR DEFICIT FROM SOCIAL HOUSING ACTIVITIES (Continued)

Parent			2026				2025
	General needs	Sheltered	Supported	Agents	Admin	Total	Total
	£'000	£'000	£'000	£'000	£'000	£'000	£'000
DfC management allowances							
Management allowances	3,894	763	315	402	-	**5,374**	4,708
Management costs	(15,205)	6	(199)	(209)	-	**(15,607)**	(12,207)
(Deficit)/surplus	(11,311)	769	116	193	-	**(10,233)**	(7,499)
DfC maintenance allowances							
Maintenance allowances	4,562	895	369	471	-	**6,297**	5,516
Planned and cyclical Maintenance	(2,262)	(582)	(369)	(465)	-	**(3,678)**	(4,425)
Reactive maintenance	(7,097)	(1,688)	(430)	(703)	-	**(9,918)**	(8,767)
(Deficit)/surplus	(4,797)	(1,375)	(430)	(697)	-	**(7,299)**	(7,676)

Turnover excluding other income and amortisation of grant

Parent	2026 Total £'000	2025 Total £'000
Technical	**61,488**	48,665
Non-technical	**25,700**	23,245
Total	**87,188**	71,910

Group

The addition of the turnover of Maple And May Ltd, Maple And May (Homes) Ltd and Choice Services (Ireland) Limited (net of consolidation adjustments) of £4,855k (2025: £5,081k) resulted in a Group turnover of £106,433k (2025: £90,131k).

The addition of the operating costs of Maple And May Ltd, Maple And May (Homes) Ltd and Choice Services (Ireland) Limited (net of consolidation adjustments) of £3,283k (2025: £3,118k) resulted in Group operating costs of £80,353k (2025: £67,343k).

NOTES (continued)

3 EMPLOYEES

The average number of persons employed (including the Group Senior Executives) during the year, analysed by category was:

	Group		Parent	
	2026	**2025**	**2026**	**2025**
	No.	**No.**	**No.**	**No.**
Corporate Services	**84**	77	**83**	76
Development and Growth	**26**	21	**26**	21
Housing	**173**	157	**173**	157
Maintenance	**203**	182	**89**	82
	486	437	**371**	336

The costs incurred in respect of these employees were:

	2026	**2025**	**2026**	**2025**
	£'000	**£'000**	**£'000**	**£'000**
Wages and salaries	**17,357**	14,590	**13,060**	10,968
Social security costs	**2,260**	1,518	**1,719**	1,139
Other pension costs	**1,584**	1,176	**1,366**	1,010
	21,201	17,284	**16,145**	13,117

No redundancy costs were incurred during the year (2025: £Nil). Included in the above are employee costs capitalised of £3,011k (2025: £2,786k). There were 30 employees added as a result of the merger with Connswater Homes.

3.1 INFORMATION REGARDING DIRECTORS AND EMPLOYEES

Remuneration of Group Senior Executives

The remuneration paid to six (2025: six) Group Senior Executives (defined for the purposes of emoluments as members of the Group Senior Management Team of the Association) was as follows:

	Group		Parent	
	2026	**2025**	**2026**	**2025**
	£'000	**£'000**	**£'000**	**£'000**
Aggregate emoluments (including benefits in kind)	**776**	750	**776**	750
Pension contributions	**69**	147	**69**	147
	845	897	**845**	897
The emoluments to the highest paid Director (currently included within the above table) are as follows:				
Aggregate emoluments (including benefits in kind)	**162**	160	**162**	160
Pension contributions	**19**	18	**19**	18
	181	178	**181**	178
Total expenses reimbursed to the Group Senior Executives and not chargeable to income tax	**2**	2	**2**	2

NOTES (continued)

3.1 INFORMATION REGARDING DIRECTORS AND EMPLOYEES (continued)

Remuneration of Group Senior Executives by Salary Band

The numbers of Group Senior Executives whose emoluments (including pension contributions but excluding redundancy related payments) fell within the following ranges were:

Band	Group		Parent	
	2026 No.	**2025 No.**	**2026 No.**	**2025 No.**
£120,001 - £125,000	-	1	-	1
£125,001 - £130,000	**1**	-	**1**	-
£130,001 - £135,000	**3**	2	**3**	2
£135,001 - £140,000	**1**	-	**1**	-
£140,001 - £145,000	-	-	-	-
£145,001 - £150,000	-	-	-	-
£150,001 - £155,000	-	-	-	-
£155,001 - £160,000	-	-	-	-
£160,001 - £165,000	-	1	-	1
£165,001 - £170,000	-	-	-	-
£170,001 - £175,000	-	1	-	1
£175,001 - £180,000	-	1	-	1
£180,001 - £185,000	**1**	-	**1**	-
Total	**6**	6	**6**	6

Those Group Senior Executives who are members of the NILGOSC Pension Scheme are on the same terms as all other members.

Contributions for the Group Senior Executives who are members of the NILGOSC Pension Scheme ended from the 1st May 2026 as the Scheme was in a surplus position.

Remuneration of staff by Salary Band

The number of staff who received remuneration greater than £60,000 (excluding directors and Group Senior Executives):

Band	Group	
	2026 No.	**2025 No.**
£60,001 - £70,000	**16**	11
£70,001 - £80,000	**5**	5
£80,001 - £90,000	**2**	2
£90,001 - £100,000	-	-
£100,001 - £110,000	**1**	1
Total	**24**	19

NOTES (continued)

3.1 INFORMATION REGARDING DIRECTORS AND EMPLOYEES (continued)

Remuneration of Board Members - Parent

The members of the Board are not remunerated.

The total expenses paid to members of the Board were £nil for the year ended 31 March 2026 (2025: £nil).

4 INTEREST RECEIVABLE AND SIMILAR INCOME

	Group		Parent	
	2026	**2025**	**2026**	**2025**
	£'000	**£'000**	**£'000**	**£'000**
Interest receivable from bank deposits	**318**	404	**318**	404
Interest receivable from Group companies	**-**	-	**993**	1,036
	318	404	**1,311**	1,440

5 INTEREST PAYABLE AND SIMILAR CHARGES

	Group		Parent	
	2026	**2025**	**2026**	**2025**
	£'000	**£'000**	**£'000**	**£'000**
Interest payable on financial liabilities at amortised cost	**12,445**	10,251	**12,068**	9,822
Net interest (credit)/charge on net defined benefit obligations	**(1,659)**	(997)	**(1,659)**	(997)
	10,786	9,254	**10,409**	8,825

NOTES (continued)

6 SURPLUS ON ORDINARY ACTIVITIES

Included in income/expenditure are the following:

	Group		Parent	
	2026	**2025**	**2026**	**2025**
	£'000	**£'000**	**£'000**	**£'000**
Depreciation on housing and other fixed assets	**22,317**	18,784	**22,312**	18,769
Write-off of major repairs on owned tangible fixed assets	**1,121**	2,240	**1,121**	2,240
Amortisation of grants and contributions	**(13,583)**	(12,307)	**(13,583)**	(12,307)
Surplus/(loss) on sale of housing assets	**1,625**	(14)	**1,625**	(14)
Change in fair value of investment property	**1,287**	(726)	-	-
Change in fair value of derivatives recognised in income and expenditure	**(14)**	(74)	**(14)**	(74)
Impairment loss on schemes being built	-	-	-	-
Internal audit services	**34**	48	**34**	48
Capitalisation of own labour and overhead	**(3,011)**	(2,786)	**(3,011)**	(2,786)

	Group	
	2026	**2025**
	£'000	**£'000**
Auditor's Remuneration:		
Fees payable to the Association's auditors for the audit of the parent and Group financial statements	**70**	70
Fees payable to the Association's auditors for other services:		
- Tax compliance services	**4**	9
- Tax advisory services	-	-
- All other services	-	-
Total amounts payable to the Association's auditors	**74**	79

NOTES (continued)

7 TAXATION

The Association is considered to pass the tests set out in Paragraph 1 Schedule 6 Finance Act 2010 and therefore meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the Association is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

Maple And May Ltd, Maple And May (Homes) Ltd and Choice Services (Ireland) Limited, as subsidiaries of the Association, can gift their taxable profits to the Parent under a gift aid arrangement, thereby reducing their taxable profits to £Nil. All of the taxable profits of the company must be gifted to the Parent, in cash, on or before 1 January following the accounting period end to meet this arrangement. A current tax credit/ (charge) of £233k (2025: £247k) has been recognised in respect of these entities.

A deferred tax charge of £322k (2025: £182k) has been recognised relating to Maple And May Ltd, arising on investment properties- total deferred tax liability recognised of £1,637k (2025: £1,315k). Additionally, due to the uncertainty of the recoverability of the tax losses, a deferred tax asset of £244k (2025: £244k) relating to Maple And May Ltd has not been recognised.

	Group		**Parent**	
	2026	**2025**	**2026**	**2025**
	£'000	**£'000**	**£'000**	**£'000**
Current tax				
UK corporation tax on surplus for the year	**233**	247	-	-
Deferred tax				
Deferred tax charged to the SoCI in arriving at the surplus for the year	**322**	182	-	-
Total tax on results	**555**	429	-	-

NOTES (continued)

8 FIXED ASSETS – HOUSING PROPERTIES

Group

	Housing £'000	Schemes being built £'000	Total £'000
Cost			
At 31 March 2025	1,104,739	170,612	1,275,351
Additions	24,152	80,214	104,366
Business Combination	173,293	13,184	186,477
Transfers	73,059	(73,059)	-
Disposals	(7,511)	(4,914)	(12,425)
At 31 March 2026	**1,367,732**	**186,037**	**1,553,769**
Depreciation			
At 31 March 2025	(230,511)	-	(230,511)
Business Combination	(22,048)		(22,048)
Charge for the year	(21,873)	-	(21,873)
Disposals	3,666	-	3,666
At 31 March 2026	**(270,766)**	-	**(270,766)**
Net Book Value			
At 31 March 2026	**1,096,966**	**186,037**	**1,283,003**
At 31 March 2025	874,228	170,612	1,044,840

The tenure for these properties at cost is:

	Freehold £'000	Long leasehold £'000	Total £'000
At 31 March 2026	**1,414,258**	**139,511**	**1,553,769**
At 31 March 2025	1,166,758	108,593	1,275,351

No fixed assets are held under finance leases.

Schemes being built

The amount of borrowing costs capitalised during the period was £1,625k (2025: £1,001k) with a capitalisation rate of 3.5% (2025: 2.8%).

Included in the cost of housing properties is £7,337k (2025: £5,712k) in respect of capitalised finance costs.

Security

Bank loans are secured by specific charges on some of the Group's properties. See note 16.

The Net Book Value of assets held for sale at the year-end is £Nil (2025: £Nil)

NOTES (continued)

8 FIXED ASSETS – HOUSING PROPERTIES (continued)

Parent

	Housing	Schemes Being Built	Total
	£'000	£'000	£'000
Cost			
At 31 March 2025	**1,104,739**	**170,355**	**1,275,094**
Additions	24,152	79,496	103,648
Business Combination	173,293	13,184	186,477
Transfers	73,059	(73,059)	-
Disposals	(7,511)	(4,627)	(12,138)
At 31 March 2026	**1,367,732**	**185,349**	**1,553,081**
Depreciation			
At 31 March 2025	**(230,511)**	-	**(230,511)**
Business Combination	(22,048)		(22,048)
Charge for the year	(21,873)	-	(21,873)
Disposals	3,666		3,666
At 31 March 2026	**(270,766)**	-	**(270,766)**
Net Book Value			
At 31 March 2026	**1,096 966**	**185,349**	**1,282,315**
At 31 March 2025	874,228	170,355	1,044,583

The tenure for these properties at cost is:

	Freehold	Long Leasehold	Total
	£'000	£'000	£'000
At 31 March 2026	**1,413,569**	**139,512**	**1,553,081**
At 31 March 2025	1,166,499	108,595	1,275,094

No fixed assets leased are held under finance leases.

Schemes being built
The amount of borrowing costs capitalised during the period was £1,625k (2025: £1,001k) with a capitalisation rate of 3.5% (2025: 2.8%).

Included in the cost of housing properties is £7,337k (2025: £5,712k) in respect of capitalised finance costs.

Security
Bank loans are secured by specific charges on some of the Parent's properties. See note 16.

NOTES (continued)

9 OTHER TANGIBLE FIXED ASSETS

Group

	Office Land * and Buildings	Vehicles	Office Furniture & Equipment	Computers	Software	Tools	Total
	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Cost							
At 31 March 2025	5,896	125	1,334	3,061	2,130	75	12,621
Business Combination	526	87	442				1,055
Additions	362	-	35	156	194	-	747
Transfer from Investment Property	324	-	-	-	-	-	324
Disposals	-	(26)	(719)	(278)	(41)	-	(1,064)
At 31 March 2026	**7,108**	**186**	**1,092**	**2,939**	**2,283**	**75**	**13,683**
Depreciation							
At 31 March 2025	**(3,561)**	**(121)**	**(1,297)**	**(2,500)**	**(1,987)**	**(75)**	**(9,541)**
Business Combination	(189)	(30)	(437)				(656)
Charge for the year	(93)	(12)	(21)	(241)	(77)	-	(444)
Disposals	-	26	719	277	41	-	1,063
At 31 March 2026	**(3,843)**	**(137)**	**(1,036)**	**(2,464)**	**(2,023)**	**(75)**	**(9,578)**
Net book value							
At 31 March 2026	**3,265**	**49**	**56**	**475**	**260**	**-**	**4,105**
At 31 March 2025	**2,335**	**4**	**37**	**561**	**143**	**-**	**3,080**

* Office land is held freehold.

No fixed assets are held under finance leases.

NOTES (continued)

9 OTHER TANGIBLE FIXED ASSETS (continued)

Parent	Office Land* and Buildings	Vehicles	Office Furniture & Equipment	Computers	Software	Total
	£'000	£'000	£'000	£'000	£'000	£'000
Cost						
At 31 March 2025	5,896	84	1,314	3,045	2,130	12,469
Additions	362	-	34	156	151	703
Transfer From Investment Property	324	-	-	-	-	324
Business Combination	526	87	442	-	-	1,055
Disposals	-	(26)	(719)	(278)	(41)	(1,064)
At 31 March 2026	**7,108**	**145**	**1,071**	**2,923**	**2,240**	**13,487**
Depreciation						
At 31 March 2025	(3,561)	(82)	(1,278)	(2,484)	(1,987)	(9,392)
Business Combination	(189)	(30)	(437)	-	-	(656)
Charge for the year	(93)	(11)	(20)	(241)	(74)	(439)
Disposals	-	26	719	277	41	1,063
At 31 March 2026	**(3,843)**	**(97)**	**(1,016)**	**(2,448)**	**(2,020)**	**(9,424)**
Net book value						
At 31 March 2026	**3,265**	**48**	**55**	**475**	**220**	**4,063**
At 31 March 2025	**2,335**	**2**	**36**	**561**	**143**	**3,077**

* Office land is held freehold.
No fixed assets are held under finance leases.

10 INVESTMENT PROPERTY

	Group	Parent
	£'000	£'000
At 1 April 2025	46,958	324
Additions	546	-
Disposals	(620)	-
Transfer to Other Tangible Fixed Assets		(324)
Revaluation gain	1,287	-
At 31 March 2026	**48,171**	-

Investment properties consist of domestic properties in Maple And May Ltd and commercial properties in Choice Housing Ireland Limited, held for rental.

Any gain or loss arising from a change in fair value is recognised in income and expenditure. Rental income from investment property is accounted for as described in the turnover accounting policy.

NOTES (continued)

10 INVESTMENT PROPERTY (continued)

Group

The investment property fair value is predominately based on a valuation by an external, independent valuer, having an appropriate recognised professional qualification and recent experience in the location and class of the properties being valued. The valuation exercise for £48,264k of the properties held was performed with a valuation date of 31 March 2026.

The valuations, which are supported by previous market evidence, are prepared by considering the aggregate of the net annual rents' receivable from the properties and where relevant, associated costs.

Any gain or loss arising from a change in fair value is recognised in profit and loss. Rental income from investment property is accounted for as described in the turnover accounting policy.

The historical cost of the investment properties at 31 March 2026 was £41,881k (2025: £41,790k).

11 FINANCIAL ASSETS

	Group £'000	Parent £'000
At 1 April 2025	-	17,310
Additions	-	6,000
At 31 March 2026	-	**23,310**

NOTES (continued)

11 FINANCIAL ASSETS (continued)

The undertakings in which the Group and Association's interest at the year-end is more than 20% are as follows:

	Registered office	Nature of Business	Class of shares held	Ownership
Subsidiary undertakings				
Maple And May Ltd	Northern Ireland	Provision of property rental and related services	Ordinary & Preference shares[1]	100%
Choice Services (Ireland) Limited	Northern Ireland	Maintenance services	Ordinary shares	100%
Maple And May (Homes) Ltd	Northern Ireland	Development of affordable housing	Ordinary shares	100%
Joint venture				
Comhar Facilities Management Limited	Republic of Ireland	Provision of facilities management services	A shares	99%[2]

[1] Maple & May Ltd- The Association holds 23,110,000 Preference shares of £1 each which are redeemable at any time on request at the option of the issuer (2025:17,110,000). The premium on redemption is £Nil.

[2] Comhar Facilities Management Limited is accounted for as a Joint Venture within the Group financial statements; carried at cost. The investment at 31 March 2026 was £172 (2025: £172).

On 30 April 2025 Connswater Homes merged with Choice Housing Ireland. The Housing SORP provides for two ways of combining entities, mergers and acquisitions. A merger requires a new entity to be formed which has not been done, therefore acquisition accounting is applicable. The transfer of the net asset value of the old Connswater Homes Housing Association into Choice is, in substance, a gift and accounted for under acquisition accounting. The implications of this are that the net assets are to be measured at their fair value. For this acquisition, the consideration was £nil and therefore the fair value of the net asset transfer is the value of the 'gift' under acquisition accounting

	Income & Expenditure Account
Surplus on Business Combination	
	£'000
Connswater Homes net assets at 30th April 2025	22,017
Add Increase due to fair value uplift	4,234
Income & Expenditure Exceptional item	26,251

NOTES (continued)

12 STOCK

	Group		Parent	
	2026	**2025**	**2026**	**2025**
	£'000	**£'000**	**£'000**	**£'000**
Properties held for sale and work-in-progress	**338**	2,538	-	2,250
Stock – materials	**248**	244	-	-
Fuel	**7**	21	7	21
	593	2,803	7	2,271

Work in progress recognised in operating costs in the year amounted to £512k (2025: £896k).

13 DEBTORS

	Group		Parent	
	2026	**2025**	**2026**	**2025**
	£'000	**£'000**	**£'000**	**£'000**
Rental debtors gross – technical	**3,745**	3,424	**3,745**	3,424
Rental debtors gross – non-technical	**2,178**	2,952	**2,178**	2,952
Less provision for bad and doubtful debts	**(1,931)**	(1,771)	**(1,931)**	(1,771)
Net Rental Debtors	**3,992**	4,605	**3,992**	4,605
Housing asset grant receivable	**12,471**	35,320	**12,471**	35,320
Other debtors	**3,135**	4,933	**2,903**	4,509
Financial Instruments	**2,926**	1,514	**2,926**	1,514
Amounts due from group undertakings	-	-	**15,922**	22,029
Amounts due from joint venture	**325**	277	**12**	10
Prepayments and accrued income	**1,407**	1,116	**1,085**	950
	24,256	47,765	**39,311**	68,937
Due within one year	**24,256**	47,765	**24,784**	49,285
Due after one year	-	-	**14,527**	19,652
	24,256	47,765	**39,311**	68,937

The term "technical" refers to the portion of the rental debt which will be paid out of expected Housing Benefit and Supporting People payments. Parent- Other debtors, includes £1,287k in relation to the Tenants Services Fund (2025: £1,772k). Parent- Amounts due from group undertakings, are interest free and unsecured. £14,527k due from group undertakings is due after more than one year (2025: £19,652k), with £1,395k repayable on demand (2025: £2,377k).

NOTES (continued)

14 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	Group		Parent	
	2026	2025	2026	2025
	£'000	£'000	£'000	£'000
Debt (note 16)	71,044	79,732	70,774	79,665
Trade creditors	3,257	3,534	2,747	2,904
Accruals	8,025	8,692	7,411	8,186
Other creditors	222	174	-	-
Corporation tax payable	561	374	-	-
Due to contractors for certified work and retentions	5,618	4,610	5,618	4,610
Rental and service charge paid in advance	1,890	2,652	1,890	2,652
Other tax and social security	10	9	6	9
Amounts due to group undertakings	-	-	628	1,047
Amounts due to joint venture companies	-	-	-	-
Housing grant received in advance	32,070	48,162	32,070	48,162
Housing grant repayable	-	-	-	-
Deferred tax liability	-	1,315	-	-
Disposal proceeds fund (note 18)	920	2,195	920	2,195
Deferred grant income (note 17.1)	13,420	11,312	13,420	11,312
	137,037	162,761	135,484	160,742

Amounts due to group undertakings are interest free, unsecured and repayable on demand.

15 CREDITORS: AMOUNTS FALLING AFTER MORE THAN ONE YEAR

	Group		Parent	
	2026	2025	2026	2025
	£'000	£'000	£'000	£'000
Debt (note 16)	339,336	269,852	333,923	263,169
Disposal proceeds fund (note 18)	-	83	-	83
Deferred tax liability	1,637	-	-	-
Financial instruments (note 26)	-	-	-	-
Deferred grant income (note 17.1)	666,656	538,101	666,656	538,101
	1,007,629	808,036	1,000,579	801,353

NOTES (continued)

16 DEBT ANALYSIS

	Group		Parent	
	2026	**2025**	**2026**	**2025**
	£'000	**£'000**	**£'000**	**£'000**
Due within one year				
Banks and other loans	**71,044**	79,732	**70,774**	79,665
DfC loans	**-**	-	**-**	-
	71,044	79,732	**70,774**	79,665
Due greater than one year				
Banks and other loans	**339,336**	269,852	**333,923**	263,169
DfC loans	**-**	-	**-**	-
	339,336	269,852	**333,923**	263,169
Total borrowings	**410,380**	349,584	**404,697**	342,834

Terms of repayment and interest rates

Group	**Currency**	**Nominal interest rate**	**Year of maturity**	**Repayment schedule**	**31 March 2026**	**31 March 2025**
		Range	**Range**		**£'000**	£'000
Bank loans	GBP and Euro	0.8% to 6.2% (Variable and Fixed)	2026 to 2044	Monthly and quarterly	**315,356**	254,228
The Housing Finance Corporation ("THFC") loans	GBP	2.92% to 6.35% (Fixed)	2026 to 2054	Quarterly bi-annually and bullet	**95,024**	95,356
Total					**410,380**	349,584

At 31 March 2026 the Group had undrawn loan facilities of £74,270k (2025: £107,000k).

Parent	**Currency**	**Nominal interest rate**	**Year of maturity**	**Repayment schedule**	**31 March 2026**	**31 March 2025**
		Range	**Range**		**£'000**	£'000
Bank loans	GBP	0.82% to 6.1% (Variable and Fixed)	2026 to 2042	Monthly and quarterly	**309,673**	247,478
THFC loans	GBP	2.92% to 6.35% (Fixed)	2026 to 2054	Quarterly bi-annually and bullet	**95,024**	95,356
Total					**404,697**	342,834

NOTES (continued)

16 DEBT ANALYSIS (continued)

At 31 March 2026 the Parent had undrawn loan facilities of £74,270k (2025: £107,000k).

Hedging

- £30m of bank loans included in Parent and Group above have been hedged using interest rate swaps to fix the interest payable (5.35% Swap £20m 2040 and £10m Interest rate collar).
- £35m of a bank term loan facility for the Parent, which is fully drawn at 31st March 2026, has been hedged using an interest rate swap to fix the interest payable (3.524% Swap £35m 2038).
- £35m of a bank term loan facility for the Parent, which is fully drawn at 31st March 2026, has been hedged using an interest rate swap to fix the interest payable (3.773% Swap £35m 2038).

Security

- Bank loans are secured by way of mortgages upon the deeds of the related properties financed by the loans and charges over the assets of the entity.
- The Housing Finance Corporation Limited (THFC) loans are secured by way of a fixed charge over the Association's housing assets.

Repayment schedule

Based on the lender's earliest repayment date, borrowings are repayable as follows:

	Group		Parent	
	2026	**2025**	**2026**	**2025**
	£'000	**£'000**	**£'000**	**£'000**
Within one year or on demand	**71,044**	79,732	**70,774**	79,665
One year or more but less than two years	**13,204**	8,890	**12,934**	8,620
Two years or more but less than five years	**29,082**	30,891	**23,939**	24,478
Five years or more	**297,050**	230,071	**297,050**	230,071
Total borrowings	**410,380**	349,584	**404,697**	342,834

Changes in net debt

Net debt represents the amount of borrowings less cash. The changes in net debt arising during the year ended 31 March 2026 were as follows:

Group	**Net cash and cash equivalents £'000**	**Debt within one year £'000**	**Debt greater than one year £'000**	**Total £'000**
At 1 April 2025	8,996	(79,732)	(269,852)	(340,588)
Cashflow	3,346	8,283	(25,800)	(14,171)
Other non-cash movements	-	405	(43,684)	(43,279)
At 31 March 2026	**12,342**	**(71,044)**	**(339,336)**	**(398,038)**

NOTES (continued)

17 DEFERRED GRANT INCOME

17.1 GRANT RECONCILIATION - NET

	Group 2026 £'000	Group 2025 £'000	Parent 2026 £'000	Parent 2025 £'000
At 1 April	549,413	524,494	549,413	524,494
Additions	48,164	37,415	48,164	37,415
Business Combination	97,120	-	97,120	-
Released to income in year	(11,740)	(12,307)	(11,740)	(12,307)
Disposals	(2,881)	(189)	(2,881)	(189)
At 31 March	**680,076**	549,413	**680,076**	549,413
Amounts to be released within one year	13,420	11,312	13,420	11,312
Amounts to be released in more than one year	666,656	538,101	666,656	538,101
	680,076	549,413	**680,076**	549,413

17.2 GRANT RECONCILIATION - GROSS

	Parent HAG £'000	Parent Other £'000	Parent Total £'000	Group Total £'000
Gross				
At 1 April 2025	747,958	6,258	754,216	754,216
Additions	46,795	1,369	48,164	48,164
Business Combination	115,924		115,924	115,924
Disposals	(2,881)	-	(2,881)	(2,881)
At 31 March 2026	**907,796**	**7,627**	**915,423**	**915,423**
Amortisation				
At 1 April 2025	(200,888)	(3,915)	(204,803)	(204,803)
Business Combination	(18,804)		(18,804)	(18,804)
Released to income in year	(12,783)	(800)	(13,583)	(13,583)
Disposals	1,843	-	1,843	1,843
At 31 March 2026	**(230,632)**	**(4,715)**	**(235,347)**	**(235,347)**
Net book value				
At 31 March 2026	**677,164**	**2,912**	**680,076**	**680,076**
At 1 April 2025	547,070	2,343	549,413	549,413

NOTES (continued)

18 DISPOSAL PROCEEDS FUND

The movements in the disposal proceeds fund during the year were:

	Group		Parent	
	2026	**2025**	**2026**	**2025**
	£'000	**£'000**	**£'000**	**£'000**
At 1 April	2,278	8,271	2,278	8,271
House sales	192	136	192	136
Expenditure	(1,550)	(6,129)	(1,550)	(6,129)
At 31 March	**920**	2,278	**920**	2,278
The disposal funds surpluses must be used as follows:				
Within the next year (note 14)	920	2,195	920	2,195
Within the next two years (note 15)	-	83	-	83
	920	2,278	**920**	2,278

19 EMPLOYEE BENEFITS

19.1 Pensions

Group and Parent

The Parent contributes to the Northern Ireland Local Government Officers Superannuation Committee (NILGOSC). This is a defined benefit scheme and the benefits currently provided are on a Career Average Revaluated Earnings ('CARE') basis, based on an accrual rate of 1/49. Death in service benefits include three times pensionable salary, and spouse pension paid to a qualifying spouse.

The most recent formal actuarial valuation was completed as at 31 March 2025 and rolled forward, allowing for the different financial assumptions required under FRS 102, to 31 March 2026 by a qualified independent actuary. A full actuarial valuation is carried out every three years. Pension scheme assets were stated at their estimated market value at 31 March 2026.

At the 31st March 2026 the pension valuation reports a net pension asset of £35,144k before consideration of a surplus restriction. In line with FRS 102 para 28.22 the Association has not recognised all of this surplus, as it is uncertain as to whether this surplus (calculated for Financial Reporting purposes) will be recoverable via reduced future contributions (calculated for pension funding purposes). Based on third party specialist advice we have recognised £7,634k in the Pension Asset Account.

Net pension asset

	2026	**2025**
	£'000	**£'000**
Defined benefit obligation	**(39,310)**	(37,001)
Plan assets	**74,454**	63,605
Restriction on pension asset	**(27,510)**	(22,712)
Net pension asset	**7,634**	3,892

NOTES (continued)

19.1 Pensions (continued)

Movements in present value of defined benefits obligation

	2026	2025
	£'000	£'000
At 1 April	37,001	40,424
Business combination	4,995	-
Current service cost	648	405
Interest expense	2,335	1,941
Re-measurement: actuarial gains/(losses)	(2,877)	(4,951)
Member contributions	243	165
Benefits paid	(3,035)	(983)
At 31 March	39,310	37,001

Movements in fair value of plan assets

	2026	2025
	£'000	£'000
At 1 April	63,605	60,354
Business combination	7,194	-
Interest income	3,994	2,938
Re-measurement gains on assets	2.344	(130)
Contributions by employer	109	1,261
Contributions by members	243	165
Benefits paid	(3,035)	(983)
At 31 March	74,454	63,605

Re-measurement of net defined liability

	2026	2025
	£'000	£'000
Re-measurement: actuarial gains/(losses)	1,152	4,940
Re-measurement gains on assets	2,344	(130)
Actuarial gains from experience	1,725	11
Actuarial gains from combinations	2,199	-
Restriction on pension asset	(27,510)	(22,712)
Net re-measurement – recognised in other comprehensive income	(20,090)	(17,891)
Previous year curtailment	22,712	14,606
Total recognised in current year Other Comprehensive Income	2,622	(3,285)

NOTES (continued)

19.1 Pensions (continued)

Expense recognised in the income and expenditure account

	2026	2025
	£'000	£'000
Operating costs: - current service cost	634	393
- administration costs	14	12
Amounts charged to operating costs	648	405
Net interest on net defined benefit liability	(1,659)	(997)
Amounts charged to interest expense	(1,659)	(997)

The fair value of the plan assets and the return on those assets were as follows:

	2026 Fair value	2026 Fair value	2025 Fair value	2025 Fair value
	£'000	%	£'000	%
Equities	32,067	43.0	26,902	42.0
Bonds	19,015	26.0	11,089	18.0
Multi-asset credit	9,822	13.0	8,292	13.0
Property	7,251	10.0	9,973	16.0
Cash	6,299	8.0	7,349	11.0
	74,454		63,605	
Actual return on plan assets	10,849		3,251	

Principal actuarial assumptions: Financial assumptions

The principal actuarial assumptions used by the actuary (expressed as weighted averages) at the year-end were as follows:

Assumptions used for calculations	2026	2025
Discount rate	6.15%	5.75%
Future increase in pensions in payment (pensioners)	3.05%	2.85%
Future increase in consumer price index	3.05%	2.85%
Future rate of salary increase	4.55%	4.35%
Average future rate of pension increases	3.05%	2.85%

NOTES (continued)

19.1 Pensions (continued)

The main assumptions relating to member longevity underlying the pension liabilities at the balance sheet date are as follows:

Average expected future life expectancy after 65 for:	2026 Years	2025 Years
Currently aged 65	**21.2/24.6**	20.8/23.9
Currently aged 45 (active)	**21.5/25.0**	21.4/21.6
Currently aged 45 (deferred)	**21.5/25.0**	21.8/24.9

Defined contributions plan
The Association operates a defined contribution pension plan. The total expense relating to these plans in the current year was £732k (2025: £617k).

19.2 Holiday Pay Entitlement

The employees of the Group have unused holiday entitlements at 31 March 2026 amounting to a liability of £294k (2025: £282k). These have been reported within staff costs and accruals.

20 SHARE CAPITAL

	Parent and Group	
	2026	**2025**
	(Figures are in single pounds)	
Ordinary shares of £1 each, fully paid	**£**	**£**
At 1 April	**60**	56
Share capital issued, fully paid	**9**	6
Transfer to capital reserve	**-**	(2)
At 31 March	**69**	60

The Parent's share capital is classified as equity and the shares are not entitled to a dividend, are never redeemable, and will not be repaid if the Parent is wound up.

Every Board member has owned one share since their election to the Board. The names of all Board members who held office during the year are listed on page 2 and 3.

No Board member holds or exercised an option to buy shares in or debentures of the Parent.

NOTES (continued)

21 RESERVES

Capital reserve

Capital reserve represents the value of shares surrendered on cessation of membership.

	Parent and Group	
	2026	2025
	(Figures are in single pounds)	
	£	£
At 1 April	**158**	156
Transfer from share capital	**-**	2
At 31 March	**158**	158

Cash flow hedging reserve

The hedging reserve comprises the effective portion of the cumulative net change in the fair value of cash flow hedging instruments related to hedged transactions that have not yet occurred.

22 CAPITAL COMMITMENTS

	Group		Parent	
	2026	2025	2026	2025
	£'000	£'000	£'000	£'000
Authorised and contracted for	**84,151**	116,530	**82,898**	116,227

The figures above are gross expenditure before offsetting attributable grants. The Group operates a prudent Treasury policy and has funding in place to meet these capital commitments.

23 RELATED PARTY TRANSACTIONS

Details of transactions with related parties during the financial year ended 31 March 2026 are shown below:

Nature of transaction	Amount Dr/(Cr) 2026 £'000	Balance due from/(to) related party 2026 £'000	Amount Dr/(Cr) 2026 £'000	Balance due from/(to) related party 2025 £'000
Comhar Facilities Management[1]				
Services provided by Parent	(47)	12	(45)	10
Services provided by Group	(1,736)	325	(1,755)	267
Skainos[2]				
Service charges	79	9	103	103
Mullach Allainn Management Co[3]				
Service charges	-	1	-	1

NOTES (continued)

23 Related Parties Transactions (continued)

The Group have availed of the exemption in FRS102 to not report related party transactions for 100% owned subsidiaries. The exemption has been adopted for Maple And May Ltd, Maple And May (Homes) Ltd and Choice Services (Ireland) Limited.

[1] Comhar Facilities Management Limited is a joint venture of the Parent.

[2] Skainos Limited is a property development partner and is considered to be a related party because the Parent has representation on its Board.

[3] Mullach Allainn Management Company Limited is a management company of a housing scheme and is a wholly owned subsidiary which is not consolidated on the grounds of materiality. The company was closed on the 26 April 2026.

All transactions with related parties are on an arms-length basis. There are no provisions against any balance with related parties at the year-end (2025: £nil).

24 CASHFLOW FROM OPERATING ACTIVITIES

	2026	2025
	£'000	£'000
Surplus for the year	**44,042**	14,159
Less exceptional item	**(26,251)**	-
Loss/(Gain) on disposal of tangible fixed assets	**(1,625)**	14
Interest receivable and similar income	**(318)**	(404)
Interest payable and similar charges	**12,445**	10,251
Net finance charges relating to pension scheme	**(1,659)**	(997)
Gain on property valuation	**(1,287)**	(726)
Transfer to disposal proceeds fund	**192**	136
Movement in fair value of financial instruments	**(14)**	(74)
Taxation	**555**	429
Depreciation, impairment and write-off of major repairs on owned tangible fixed assets	**35,310**	33,247
Amortisation of capital grants and contributions	**(14,386)**	(12,307)
Pension costs less contributions payable	**540**	(868)
(Increase)/Decrease in stock and trading properties	**2,210**	(1,948)
Decrease/(increase) in trade and other debtors	**4,048**	395
(Decrease)/Increase in trade and other creditors	**(4,590)**	(1,287)
Net cash inflow from operating activities	**49,212**	40,020

24.1 CASH INVESTMENTS

	2026	2025
	£'000	£'000
Cash Investments	**6,078**	5,916

Cash investments includes cash on deposit for more than 90 days.

NOTES (continued)

25 HOMES AND BEDSPACES IN MANAGEMENT AND IN DEVELOPMENT

The number of homes and bed-spaces in management and in development in Northern Ireland as at 31 March 2026 was 14,745 (2025: 13,078). 1330 units were acquired in the year as a result of the merger with Connswater Homes. The units position at 31st March 2026 is analysed in the table below:

Number of units owned by the Parent	**2026**	**2025**
Self-contained	**Properties**	**Properties**
General needs housing- Social Rent	**9,829**	8,147
Sheltered housing	**1,928**	1,909
Supported housing	**795**	796
Shared ownership	**3**	3
	12,555	10,855
Non self-contained	**Bedspaces**	**Bedspaces**
General needs housing- Social rent	-	8
Supported housing	**1,015**	1,039
	1,015	1,047
Total units owned at year end	**13,570**	11,902
Number of units managed but not owned by the Parent		
Self-contained	**Properties**	**Properties**
General Needs Housing- Social rent	**16**	16
Sheltered Housing	-	-
Total units managed at year end	**16**	16
Total units owned and managed by the Parent	**13,586**	11,918
Maple And May Ltd	**334**	337
Total units managed by the Group	**13,920**	12,255
Units in development at the year end	**825**	823

NOTES (continued)

26 FINANCIAL INSTRUMENTS

Carrying amounts of financial instruments held at other than fair value:

	Group		Parent	
	2026	**2025**	**2026**	**2025**
	£'000	**£'000**	**£'000**	**£'000**
Assets measured at amortised cost				
Cash and cash equivalents	**12,342**	8,996	**10,303**	5,614
Cash investments	**6,078**	5,916	**6,078**	5,916
Trade and other debtors	**22,849**	46,649	**38,226**	67,987
Liabilities measured at amortised cost				
Debt	**(412,017)**	(349,585)	**(404,697)**	(342,834)
Trade and other payables	**(16,900)**	(16,835)	**(16,404)**	(16,747)
	(387,648)	(304,859)	**(366,494)**	(280,064)

Financial instruments measured at fair value:

	Group		Parent	
	2026	**2025**	**2026**	**2025**
Derivatives- Level 2	**£'000**	**£'000**	**£'000**	**£'000**
Interest rate swap	**(597)**	(712)	**(597)**	(712)
Interest rate collar	**(254)**	(309)	**(254)**	(309)
Interest rate swap	**3,172**	2,535	**3,172**	2,535
Interest rate swap	**605**	-	**605**	-
Carrying value	**2,926**	1,514	**2,926**	1,514

The Group has the following derivative financial instruments which have been measured at fair value:

- Barclays £20m interest rate swap
- Barclays £10m interest rate collar
- Two National Westminster Bank £35m interest rate swaps

The fair values of the interest rate swaps and collars is based on discounting estimated cash flows based on the terms and maturity of each contract and using market interest rates for a similar instrument at the measurement date.

NOTES (continued)

26 FINANCIAL INSTRUMENTS (continued)

26.1 HEDGE ACCOUNTING

The following table indicates the periods in which the cash flows associated with cash flow hedging instruments are expected to occur as required by FRS 102.29(a) for the cash flow hedge accounting models.

Hedging Cash Flows

Group

Derivatives	Carrying amount £'000	Expected cash flows £'000	1 year or less £'000	1 to < 2 years £'000	2 to < 5 years £'000	5 years and over £'000
2026						
Inflows		31,175	3,198	3,256	9,289	15,432
Outflows		(25,234)	(3,083)	(3,065)	(8,961)	(10,125)
	2,926	**5,941**	**115**	**191**	**328**	**5,307**
2025						
Inflows		23,626	1,853	1,649	4,906	15,218
Outflows		(21,651)	(1,802)	(1,779)	(5,137)	(12,933)
	1,514	1,975	51	(130)	(231)	2,285

Company

Derivatives	Carrying amount £'000	Expected cash flows £'000	1 year or less £'000	1 to < 2 years £'000	2 to < 5 years £'000	5 years and over £'000
2026						
Inflows		31,175	3,198	3,256	9,289	15,432
Outflows		(25,234)	(3,083)	(3,065)	(8,961)	(10,125)
	2,926	**5,941**	**115**	**191**	**328**	**5,307**
2025						
Inflows		23,626	1,853	1,649	4,906	15,218
Outflows		(21,651)	(1,802)	(1,779)	(5,137)	(12,933)
	1,514	1,975	51	(130)	(231)	2,285

NOTES (continued)

26 FINANCIAL INSTRUMENTS (continued)

26.1 HEDGE ACCOUNTING (continued)

Reconciliation of fair value measurements of financial liabilities

Group	Interest rate swap £'000	Interest rate collar £'000	Interest rate swap £'000	Interest rate swap £'000	2026 Total £'000	2025 Total £'000
Fair value liability at 1 April	712	309	(2,535)	-	(1,514)	1,300
Movements recognised in Income and Expenditure						
Ineffective portion of (gains)/losses on derivatives treated as cash-flow hedges	-	(14)	-	-	**(14)**	(74)
Fair value movement on derivative contracts which are not in a hedging relationship	-	-	-	-	-	-
Movements recognised in other comprehensive income						
Effective portion of changes in fair value of cash-flow hedges	(115)	(41)	(637)	(605)	**(1,398)**	(2,740)
Fair value liability at 31 March	**597**	**254**	**(3,172)**	**(605)**	**(2,926)**	(1,514)

The interest rate swaps and interest rate collar are hedge accounted.

Parent	Interest rate swap £'000	Interest rate collar £'000	Interest rate swap £'000	Interest rate swap £'000	2026 Total £'000	2025 Total £'000
Fair value liability at 1 April	712	309	(2,535)	-	(1,514)	1,300
Movements recognised in Income and Expenditure						
Ineffective portion of (gains)/losses on derivatives treated as cash-flow hedges	-	(14)	-	-	**(14)**	(74)
Fair value movement on derivative contracts which are not in a hedging relationship	-	-	-	-	-	-
Movements recognised in other comprehensive income						
Effective portion of changes in fair value of cash-flow hedges	(115)	(41)	(637)	(605)	**(1,398)**	(2,740)
Fair value liability at 31 March	**597**	**254**	**(3,172)**	**(605)**	**(2,926)**	(1,514)

The interest rate swaps and interest rate collar are hedge accounted.

NOTES (continued)

26 FINANCIAL INSTRUMENTS (continued)

26.1 HEDGE ACCOUNTING (continued)

Summary of hedges

Financial instrument - Barclays £20m interest rate swap

- Hedge description- The objective of the hedge is to mitigate the variability of the cash flows stemming from the floating rate interest payments related to the Barclays floating rate loan £20m (2040) against unfavourable movements in the SONIA rate. The swap pays a fixed interest rate and receives a floating interest rate.
- Risk being hedged- The cash flows stemming from the interest payments of the Barclays floating rate loan £20m (2040) is linked to SONIA. The interest payments are highly expected to occur as the loan has already been drawn. The hedged documentation takes into account the "critical terms matching". Quantitative analysis on hedge effectiveness is calculated using the hypothetical derivative method, to ensure that no over-hedging is taking place.

Financial instrument - Barclays £10m interest rate collar

- Hedge description- The objective of the hedge is to mitigate the variability of the cash flows stemming from the floating rate interest payments related to the Barclays floating loan £10m (2040), against unfavourable movements in the SONIA rate. The instrument includes a cap at 6% and floor of 4.5%.
- Risk being hedged- The cash flows stemming from the interest payments of the Barclays floating loan £10m (2040) is linked to SONIA. The interest payments are highly expected to occur as the loan has already been drawn. The hedged documentation takes into account the "critical terms matching". Quantitative analysis on hedge effectiveness is calculated using the hypothetical derivative method, to ensure that no over-hedging is taking place.

Financial instrument – National Westminster Bank £35m interest rate swap

- Hedge description- The objective of the hedge is to mitigate the variability of the cash flows stemming from the floating rate interest payments related to the National Westminster Bank floating rate loan £35m (2038) against unfavourable movements in the SONIA rate. The swap pays a fixed interest rate and receives a floating interest rate.
- Risk being hedged- The cash flows stemming from the interest payments of the National Westminster Bank floating rate loan £35m (2038) is linked to SONIA. The hedged documentation takes into account the "critical terms matching". Quantitative analysis on hedge effectiveness is calculated using the hypothetical derivative method, to ensure that no over-hedging is taking place.

NOTES (continued)

26 FINANCIAL INSTRUMENTS (continued)

26.1 HEDGE ACCOUNTING (continued)

Financial instrument – National Westminster Bank £35m interest rate swap

- Hedge description- The objective of the hedge is to mitigate the variability of the cash flows stemming from the floating rate interest payments related to the National Westminster Bank floating rate loan £35m (2038) against unfavourable movements in the SONIA rate. The swap pays a fixed interest rate and receives a floating interest rate.
- Risk being hedged- The cash flows stemming from the interest payments of the National Westminster Bank floating rate loan £35m (2038) is linked to SONIA. The hedged documentation takes into account the "critical terms matching". Quantitative analysis on hedge effectiveness is calculated using the hypothetical derivative method, to ensure that no over-hedging is taking place.

27 LEASING COMMITMENTS

Non-cancellable operating lease rentals are payable as follows:

	Group		**Parent**	
	2026	**2025**	**2026**	**2025**
	£'000	**£'000**	**£'000**	**£'000**
Less than one year	**471**	517	**471**	517
Between one and five years	**247**	442	**247**	442
More than five years	**-**	-	**-**	-
	718	959	**718**	959

During the year £632k (2025: £579k) was recognised as an expense in the income and expenditure account in respect of operating leases.

28 CONTINGENT LIABILITIES

There is a contingent liability in respect of grants and contributions if the Group does not comply with the terms of the letter of grant award. The Housing Association Grant for Eligible Housing Activities General (Northern Ireland) Determination 1992, known as the 'General Determination', gives details of a number of relevant events that trigger grant recovery. The possibility of any reimbursement is considered to be remote.

29 POST BALANCE SHEET EVENTS

There have been no significant events subsequent to the year-end that would require adjustment in these financial statements.