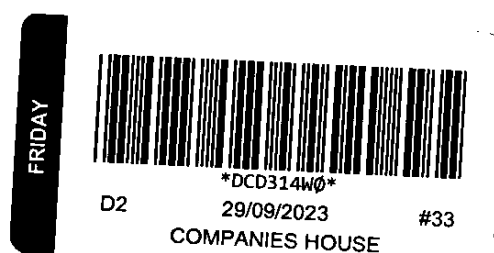


Vistry Partnerships Yorkshire Holdings Limited

Unaudited annual report and financial statements

for the year ended 31 December 2022

Registered number: 06437711



Vistry Partnerships Yorkshire Holdings Limited

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Vistry Partnerships Yorkshire Holdings Limited

Directors and advisers

Directors

K B Carnegie
A M Coates
M R Farnham
E Sibley
S J Teagle

Company Secretary

Vistry Secretary Limited

Registered office

11 Tower View
Kings Hill
West Malling
Kent
England
ME19 4UY

Vistry Partnerships Yorkshire Holdings Limited

Directors' report for the year ended 31 December 2022

The Directors present their report and unaudited financial statements of Vistry Partnerships Yorkshire Holdings Limited ("the Company"), registered number 06437711 for the year ended 31 December 2022.

Principal activities

The principal activity of the Company is that of a holding company and previously the construction of private residential properties. The Company sold its final property during the period ended 31 December 2020 and entered into a business transfer agreement with Vistry Partnerships Limited on 1 September 2021, whereby the beneficial interest in the business' assets and liabilities were transferred to Vistry Partnerships at net book value.

The Company did not trade during the current and prior year. The Directors expect this to continue in the future.

Dividends

The Directors do not recommend the payment of a dividend (2021: £nil).

Financial risk management

The Vistry Group ("the Group") actively maintains an appropriate level of cash reserves that are available for operations and planned expansions of the Group as a whole. The Group ensures that sufficient cash reserves are made available to its subsidiary undertakings.

Additional information on the Group's financial risk management can be found in the 2022 consolidated Group financial statements of Vistry Group PLC, copies of which are publicly available.

Directors

The present Directors of the Company are set out on page 1, all of whom served throughout the year and up to the date of signing the financial statements, except for:

JE Warrington resigned as Director on 12 July 2023.

Qualifying third-party and pension scheme indemnity provisions

Vistry Group PLC ("the Group") maintains appropriate Directors' and Officers' Liability Insurance on behalf of the Directors and Company Secretary. In addition, individual qualifying third-party indemnities are given to the Directors and Company Secretary which comply with the provisions of Section 234 of the Companies Act 2006 and were in force throughout the year and up to the date of signing the Annual Report.

Vistry Partnerships Yorkshire Holdings Limited

Directors' report for the year ended 31 December 2022 (continued)

Statement of Directors' responsibilities in respect of the financial statements

The Directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulation.

Company law requires the Directors to prepare financial statements for each financial year. Under that law the Directors have prepared the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 102, 'The Financial Reporting Standard Applicable in the UK and Republic of Ireland', and applicable law).

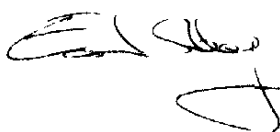
Under company law the Directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that period. In preparing the financial statements, the Directors are required to:

- select suitable accounting policies and then apply them consistently;
- state whether applicable United Kingdom Accounting Standards, comprising FRS 102, have been followed, subject to any material departures disclosed and explained in the financial statements;
- make judgements and accounting estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Directors are responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Directors are also responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the financial statements comply with the Companies Act 2006.

The Directors' report was approved by the board of Directors on 21 September 2023 and signed on its behalf by:



E Sibley
Director

Vistry Partnerships Yorkshire Holdings Limited

Balance sheet as at 31 December 2022

	Note	2022 £'000	2021 £'000
Assets			
Fixed assets			
Investments	4	-	-
Total fixed assets		-	-
Current assets			
Debtors	4	9,632	9,632
Total current assets		9,632	9,632
Total assets		9,632	9,632
Net current assets		9,632	9,632
Total liabilities		-	-
Net assets		9,632	9,632
Equity			
Called up share capital	5	109	109
Share premium		4	4
Other reserves		2,436	2,436
Retained earnings		7,083	7,083
Total equity		9,632	9,632

(a) For the year ended 31 December 2022 the Company was entitled to the exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies.

(b) The members have not required the Company to obtain an audit of its financial statements in accordance with section 476 of the Companies Act 2006.

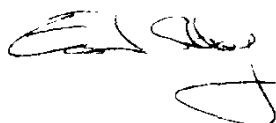
(c) The Directors acknowledge their responsibility for:

(i) complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

(ii) preparing financial statements in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006 'The Small Companies and Groups (Accounts and Directors' Report) Regulations 2008'.

As permitted by S444(5A) of the Companies Act 2006 the Directors have not delivered to the Registrar a copy of the Company's Profit and Loss Account.

The financial statements on pages 4 to 7 were approved by the Directors on 21 September 2023 and signed on its behalf by:



E Sibley

Director

Registered number: 06437711

Vistry Partnerships Yorkshire Holdings Limited

Notes to the financial statements for the year ended 31 December 2022

1. Accounting policies

General information

Vistry Partnerships Yorkshire Holdings Limited ('the Company') is a private company limited by shares and is incorporated and domiciled in England and Wales (Registered number: 06437711). The address of the registered office is Vistry Partnerships Yorkshire Holdings Limited, 11 Tower View, Kings Hill, West Malling, Kent, England, ME19 4UY.

The financial statements are measured and presented in pounds sterling as that is the currency of the primary economic environment in which the Company operates. The amounts stated are denominated in thousands (£'000).

Basis of preparation

The financial statements have been prepared in accordance with the Companies Act 2006, as applicable to companies using Financial Reporting Standard 102, 'The Financial Reporting Standard Applicable in the UK and Republic of Ireland' (FRS 102). The financial statements are prepared on the historical cost basis.

The Company has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by the Financial Reporting Standard 102, 'The Financial Reporting Standard Applicable in the UK and Republic of Ireland':

- the requirements of section 4 Statement of Financial Position paragraph 4.12(a)(iv);
- the requirements of section 3 Financial Statement Presentation paragraph 3.17(d);
- the requirements of section 7 Statement of Cash Flows;
- the requirements of section 11 Financial Instruments paragraphs 11.39 to 11.48A;
- the requirements of section 12 Other Financial Instruments paragraphs 12.26 to 12.29;
- the requirements of section 33 Related Party Disclosures paragraph 33.7.

These separate financial statements contain information about Vistry Partnerships Yorkshire Holdings Limited as an individual entity and do not contain consolidated financial information as the parent of a group. Since 3 January 2020, the ultimate parent undertaking and controlling party is Vistry Group PLC. The Company has taken advantage of the exemption under section 400 of the Companies Act 2006 from the requirement to prepare consolidated financial statements as it and its subsidiaries are included by full consolidation in the consolidated financial statements of its ultimate parent, Vistry Group PLC, a listed company incorporated and domiciled in England and Wales.

New standards, amendments and interpretations

No new accounting standards and interpretations mandatory for 31 December 2022 has had an impact on the Company's current year financial statements. These standards are not expected to impact the future periods and no changes have been made to the accounting policies.

New standards and interpretations not yet adopted

Certain new accounting standards and interpretations have been published that are not mandatory for 31 December 2022 reporting period and have not been early adopted by the Company. These standards are not expected to have a material impact on the entity in the current or future reporting periods and on foreseeable future transactions.

Vistry Partnerships Yorkshire Holdings Limited

Notes to the financial statements for the year ended 31 December 2022 (continued)

2. Employees and Directors

The Company had no employees during the year (2021: none). Management services are provided by the Directors. The Directors did not receive any emoluments from the Company for their services during the year (2021: £nil).

3. Investments

	2022 £'000	2021 £'000
Cost		
As at 1 January	–	15,627
Transfers	–	(15,627)
As at 31 December	–	–
Aggregate impairment		
As at 1 January	–	3,510
Transfers	–	(3,510)
As at 31 December	–	–
Net book value		
As at 31 December 2022 and 31 December 2021	–	–

During the prior year, the Company entered in a business transfer agreement with Vistry Partnerships Limited whereby the beneficial interest in the business' assets and liabilities were transferred to Vistry Partnerships Limited on 1 September 2021 at net book value.

4. Debtors

	2022 £'000	2021 £'000
Amounts falling due within one year:		
Amounts owed by group undertakings	9,632	9,632
	9,632	9,632

Amounts owed by Group undertakings do not bear interest, have no fixed date of repayment and are repayable on demand.

5. Share capital

	Number of shares	Share Capital £'s
Allotted, called up and fully paid ordinary shares of £1		
A ordinary shares £0.0010 each	6,842,288	7
B ordinary shares £0.0010 each	3,154,786	3
C ordinary shares £0.0001 each	204,080	–
Deferred shares £0.0001 each	985,140,479	99
As at 31 December 2022 and 31 December 2021	995,341,633	109

There were no (2021: no) shares issued or redeemed during the year.

The A ordinary shares and the B ordinary shares rank pari passu with respect to a distribution of profits. The C ordinary shares and the Deferred shares are not eligible to participate in a distribution of profits.

Vistry Partnerships Yorkshire Holdings Limited

Notes to the financial statements for the year ended 31 December 2022 (continued)

5. Share capital (continued)

On a return of capital, the first £7,480k of surplus assets of the Company available for distribution shall be applied pari passu among the A ordinary shares and the B ordinary shares. The amounts above £7,480k shall be applied pari passu among the A ordinary shareholders, B ordinary shareholders and the C ordinary shareholders. The Deferred shares are not entitled to a share in the surplus assets of the Company.

The A ordinary shares and the B ordinary shares carry the right to receive notice of and to attend, speak and vote at all general meetings of the Company and to vote on written resolutions and on a poll or written resolution to exercise one vote per share.

The B ordinary shares, C ordinary shares and Deferred shares are subject to compulsory transfer if the shareholders cease to be an employee or Director of the Group.

6. Guarantees and contingent liabilities

Disputes arise in the normal course of business, some of which lead to litigation or arbitration procedures. The Directors make proper provision in the financial statements when they believe a liability exists. Whilst the outcome of disputes and arbitration is never certain, the Directors believe that the resolution of all existing actions will not have a material adverse effect on the Company's financial position.

7. Post balance sheet events

The Company has taken advantage of the exemption from the requirements of FRS 102 section 33 Related Party disclosures, paragraph 33.7, to not disclose transactions and balances with group companies.

8. Controlling party

Vistry Partnerships Yorkshire Holdings Limited is owned by Vistry Partnerships Limited, which is registered in England and Wales. The ultimate parent company is Vistry Group PLC, which is registered in England and Wales. This was the only company into which the Company's results were consolidated. Copies of the consolidated group financial statements of Vistry Group PLC are publicly available from Vistry Group PLC, 11 Tower View, Kings Hill, West Malling, Kent, England, ME19 4UY.