

Anjok Investments Limited

**Directors' report and financial
statements**

Registered number 9497717

31 December 2020



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Directors' report

The directors present their report and financial statements for the year ended 31 December 2020. The directors have taken advantage of the small company's exemption in not preparing a strategic report.

Principal activity

The company's principal activity was that of holding of property investments.

Business review

The profit for the year, after taxation, amounted to £7,628 (2019: £5,564). The directors are satisfied with the result for the year, and resulting financial position. No dividend was declared in the year.

The company is a subsidiary of Persimmon plc, the ultimate parent company and ultimate controlling party. All principal risks and uncertainties facing the company, relevant key performance indicators (both financial and non-financial), financial risk management objectives and policies, and comments upon likely future developments have been included in the strategic report within the annual report of Persimmon plc.

A copy of the Persimmon plc annual report is available from the company secretary or, alternatively, at www.persimmonhomes.com/corporate.

Going Concern

Persimmon's long term-strategy, which recognises the risks associated with the housing cycle by maintaining operational flexibility, investing in high quality land, minimising financial risk and deploying capital at the right time in the cycle, has equipped the Persimmon Group with strong liquidity and a robust balance sheet.

The Directors of Persimmon plc, the ultimate Parent undertaking, have assessed the future funding requirements of the Persimmon Group and compared it to the level of long-term debt, committed bank facilities and cash resources over the medium term. The Group's treasury policy and management is controlled by Persimmon plc. As such, the Directors have received an undertaking from Persimmon plc that the necessary funds will be made available to enable the Company to trade for the foreseeable future.

Given the on-going uncertainties surrounding the pandemic, the Directors have assessed the impact of a complete shutdown of the housing market from the date of approval of this Directors' report to 31 December 2022 on the resilience of the Group. This extreme scenario assumes that the Group does not receive any further sales receipts for the period whilst maintaining its current level of fixed costs. Throughout this scenario, the Group maintains substantial liquidity with a positive cash balance and no requirement to access the Group's £300m Revolving Credit Facility.

Having considered the continuing strength of the UK housing market, the sales rates being achieved by the Group, the resilience of the Group's average selling prices, the Group's scenario analysis as detailed above and significant financial headroom, the Directors have a reasonable expectation that the Group has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing these financial statements.

Directors

The director who held office during the period and to the date of this report were as follows:

RP Stenhouse
TL Davison

Directors' report *(continued)*

Auditor

The directors who held office at the date of approval of this directors' report confirm that, so far as they are each aware, there is no relevant audit information of which the company's auditor is unaware; and each director has taken all the steps that they ought to have taken as a director to make themselves aware of any relevant audit information and to establish that the company's auditor is aware of that information.

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

Pursuant to section 487 of the Companies Act 2006, the auditor will be deemed to be reappointed and Ernst and Young LLP will therefore continue in office.

By order of the board



TL Davison
Secretary

Persimmon House
Fulford
York
YO19 4FE

28 September 2021

Statement of directors' responsibilities in respect of the Directors' report and the financial statements

The directors are responsible for preparing the Directors' report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law they have elected to prepare the financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice), including FRS101 *Reduced Disclosure Framework*.

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

In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; 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 keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

Independent auditor's report to the members of Anjok Investments Limited

Opinion

We have audited the financial statements of Anjok Investments Limited (the 'company') for the year ended 31 December 2020 which comprise the Income Statement, the Balance Sheet, the Statement of Changes in Equity and the related notes 1 to 10, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards including FRS 101 "Reduced Disclosure Framework" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the company's affairs as at 31 December 2020 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC'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 company's ability to continue as a going concern for a period of fifteen months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report. However, because not all future events or conditions can be predicted, this statement is not a guarantee as to the company's ability to continue as a going concern.

Independent auditor's report to the members of Anjok Investments Limited *(continued)*

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are 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 this 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 there is 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 the other information, we are required to report that fact.

We have nothing to report in this regard.

Opinion on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to take advantage of the small companies exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

Independent auditor's report to the members of Anjok Investments Limited *(continued)*

Responsibilities of directors

As explained more fully in the directors' responsibilities statement set out on page 3, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine 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 directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities 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 auditor's 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.

Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect irregularities, including fraud. The risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below. However, the primary responsibility for the prevention and detection of fraud rests with both those charged with governance of the entity and management.

Our approach was as follows:

- We obtained an understanding of the legal and regulatory frameworks that are applicable to the company and determined that the most significant which are directly relevant to specific assertions in the financial statements are those that relate to the reporting framework (FRS 101 and the Companies Act 2006) and compliance with the relevant direct and indirect tax regulation in the United Kingdom.
- We understood how Anjok Investments Limited is complying with those frameworks by making enquiries of management and those charged with governance. We corroborated our enquiries through our review of board minutes and papers provided to the Board, and made inquiries of management to identify if there are matters where there is a risk of breach of such frameworks that could have a material adverse impact on the company, as well as consideration of the results of our audit procedures across the company.
- We assessed the susceptibility of the Company's financial statements to material misstatement, including how fraud might occur by meeting with management and those charged with governance to understand where it considered there was a susceptibility for fraud. We considered the programmes and controls that the company has established to address risks identified, or that otherwise prevent, deter and detect fraud; and how senior management monitors those programmes and controls. Where the risk was considered to be higher, we performed audit procedures to address each identified fraud risk. These procedures included testing manual journals and were designed to provide reasonable assurance that the financial statements were free from fraud and error. Specifically, we identified a fraud risk in relation to revenue recognition and performed detailed audit procedures over the revenue accounts.
- Based on this understanding we designed our audit procedures to identify non-compliance with such laws and regulations. In addition, we completed procedures to conclude on the compliance of the disclosures in the Annual Report and Accounts with the requirements of the relevant accounting standards and UK legislation.

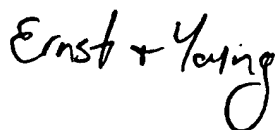
Independent auditor's report to the members of Anjok Investments Limited *(continued)*

Auditor's responsibilities for the audit of the financial statements (continued)

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

Use of our report

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

The image shows a handwritten signature in black ink. The signature is written in a cursive style and appears to read 'Ernst & Young'.

Peter McIver (Senior statutory auditor)
for and on behalf of Ernst & Young LLP, Statutory Auditor
London
29 September 2021

Income statement

For the year ended 31 December 2020

	<i>Note</i>	2020 £	2019 £
Turnover		27,617	22,759
Cost of sales		(18,200)	(15,890)
		<hr/>	<hr/>
Gross profit		9,417	6,869
Administrative expenses		-	-
		<hr/>	<hr/>
Profit on ordinary activities before taxation	2	9,417	6,869
Tax on profit on ordinary activities	4	(1,789)	(1,305)
		<hr/>	<hr/>
Profit for the year		7,628	5,564
		<hr/>	<hr/>

No separate statement of other comprehensive income has been presented as the company has no other comprehensive income or loss other than the result for each year as shown above.

All results arose from the continuing operations of the company.

The notes on pages 11 to 15 form part of these financial statements.

Balance sheet

At 31 December 2020

	Notes	2020 £	2019 £
Fixed assets			
Investment property	5	555,820	555,820
Debtors: amounts falling due within one year	6	216	-
Creditors: amounts falling due within one year	7	(539,842)	(547,254)
Net current liabilities		<u>(539,626)</u>	<u>(547,254)</u>
Net assets		<u>16,194</u>	<u>8,566</u>
Capital and reserves			
Called up share capital	8	1	1
Profit and loss account		<u>16,193</u>	<u>8,565</u>
Shareholders' funds		<u>16,194</u>	<u>8,566</u>

The notes on pages 11 to 15 form part of these financial statements.

The directors have taken advantage of the small company's exemption in not preparing a strategic report.

These financial statements were approved by the board of directors on 28 September 2021 and were signed on its behalf by:



TL Davison
 Director

Statement of Changes in Equity

	Called up Share capital £	Profit and loss account £	Total equity £
Balance at 1 January 2019	1	3,001	3,002
Profit after tax	-	5,564	5,564
	<hr/>	<hr/>	<hr/>
Balance at 31 December 2019	1	8,565	8,566
	<hr/>	<hr/>	<hr/>

	Called up Share Capital £	Profit and loss account £	Total equity £
Balance at 1 January 2020	1	8,565	8,566
Profit after tax	-	7,628	7,628
	<hr/>	<hr/>	<hr/>
Balance at 31 December 2020	1	16,193	16,194
	<hr/>	<hr/>	<hr/>

Notes

(forming part of the financial statements)

1 Principal accounting policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's financial statements.

Basis of preparation

The financial statements have been prepared in accordance with applicable accounting standards and under the historical cost accounting rules.

The company has net current liabilities at 31 December 2020 of £539,626 (2019: £547,254), however the directors have prepared the financial statements on a going concern basis as they have received an undertaking from the ultimate parent company, Persimmon plc, that it will provide such financial support as will enable the company to meet its liabilities for the foreseeable future.

These financial statements were prepared in accordance with Financial Reporting Standard 101 *Reduced Disclosure Framework* ("FRS 101").

These financial statements are prepared in accordance with International Accounting Standards ('IAS') in conformity with the requirements of the Companies Act 2006 and International Financial Reporting Standards ('IFRS') adopted pursuant to Regulation (EC) No. 1606/2002 as it applies in the European Union but makes amendments where necessary in order to comply with Companies Act 2006 and has set out below where advantage of the FRS 101 disclosure exemptions has been taken.

The Company's ultimate parent undertaking, Persimmon plc includes the Company in its consolidated financial statements. The consolidated financial statements of Persimmon plc are prepared in accordance with International Financial Reporting Standards.

In these financial statements, the company has applied the exemptions available under FRS 101 in respect of the following disclosures:

- a Cash Flow Statement and related notes;
- Comparative period reconciliations for tangible fixed assets, intangible fixed assets and share capital; and
- The effects of new but not yet effective IFRSs.

As the consolidated financial statements of Persimmon plc include the equivalent disclosures, the Company has also taken the exemptions under FRS 101 available in respect of certain disclosures required by IFRS 13 Fair Value Measurement and the disclosures required by IFRS 7 Financial Instrument Disclosures.

The Company proposes to continue to adopt the reduced disclosure framework of FRS 101 in its next financial statements.

Notes (continued)

1 Principal accounting policies (continued)

The following new standards and amendments to standards are mandatory for the first time for the financial year beginning 1 January 2020:

- Amendments to References to the Conceptual Framework in IFRS Standards
- Amendments to IAS 1 and IAS 8 Definition of Material
- Amendments to IFRS 9, IAS 29 and IFRS 7 Interest Rate Benchmark Reform
- Amendments to IFRS 3 Business Combinations
- Amendment to IFRS 16 Leases Covid-19 Related Rent Concessions

The effects of the implementation of these standards have been limited to disclosure amendments where applicable.

The Company has not applied the following amendments to standards which are EU endorsed but not yet effective:

- Amendments to IFRS 4 Insurance Contracts
- Amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16 Interest Rate Benchmark Reform – Phase 2

The Company is currently considering the implication of these amendments with the expected impact upon the Company being limited to disclosures if applicable. Following the UK's exit from the EU, in future, the Company will be required to follow UK endorsed IFRS.

Going Concern

Persimmon's long term-strategy, which recognises the risks associated with the housing cycle by maintaining operational flexibility, investing in high quality land, minimising financial risk and deploying capital at the right time in the cycle, has equipped the Persimmon Group with strong liquidity and a robust balance sheet.

The Directors of Persimmon plc, the ultimate Parent undertaking, have assessed the future funding requirements of the Persimmon Group and compared it to the level of long-term debt, committed bank facilities and cash resources over the medium term. The Group's treasury policy and management is controlled by Persimmon plc. As such, the Directors have received an undertaking from Persimmon plc that the necessary funds will be made available to enable the Company to trade for the foreseeable future.

Given the on-going uncertainties surrounding the pandemic, the Directors have assessed the impact of a complete shutdown of the housing market from the date of approval of this Directors' report to 31 December 2022 on the resilience of the Group. This extreme scenario assumes that the Group does not receive any further sales receipts for the period whilst maintaining its current level of fixed costs. Throughout this scenario, the Group maintains substantial liquidity with a positive cash balance and no requirement to access the Group's £300m Revolving Credit Facility.

Having considered the continuing strength of the UK housing market, the sales rates being achieved by the Group, the resilience of the Group's average selling prices, the Group's scenario analysis as detailed above and significant financial headroom, the Directors have a reasonable expectation that the Group has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing these financial statements.

Turnover

Turnover represents rental income from the company's investment property.

Investment property

Investment property, which is property to earn rentals, is stated at cost.

Notes (continued)

Taxation

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

2 Notes to the income statement

The 2020 auditors' fees of £200 (2019: £200) were met by other group companies. The company did not incur any non-audit fees in either year.

3 Remuneration of directors and staff costs

None of the directors received any remuneration in respect of their services to the company during either the current or prior year. The company had no employees during either the current or prior year, other than the directors.

4 Taxation

	£	2020	£	£	2019	£
Analysis of charge in period						
<i>UK Corporation tax</i>						
Current tax on income for the period		1,789			1,305	
Total current tax		<u>1,789</u>			<u>1,305</u>	
Tax on profit on ordinary activities		<u>1,789</u>			<u>1,305</u>	

Factors affecting the tax charge for the current period

The tax on profit on ordinary activities for the period is the same as (2019: same as) the standard rate of corporation tax in the UK of 19% (2019: 19%).

Factors affecting future tax charge

On 10 June 2021, a new statutory corporation tax rate was enacted into law increasing the tax rate to 25% with effect from April 2023.

5 Investment property

	Investment property £
<i>Cost</i>	
At 31 December 2019	555,820
Additions	-
At 31 December 2020	<u>555,820</u>

Notes (continued)

6 Debtors: amounts falling due within one year

	2020	2019
	£	£
Prepayments	216	-
	<u>216</u>	<u>-</u>

7 Creditors: amounts falling due within one year

	2020	2019
	£	£
Amounts owed to other group undertakings	536,958	545,244
Other creditors and deferred income	1,800	-
Corporation tax	1,084	2,010
	<u>539,842</u>	<u>547,254</u>

8 Called up share capital

	2020	2019
	£	£
<i>Authorised</i>		
1(2019: 1) ordinary shares of £1 each	1	1
	<u>1</u>	<u>1</u>
<i>Allotted, called up and fully paid</i>		
1(2019: 1) ordinary shares of £1 each	1	1
	<u>1</u>	<u>1</u>

9 Related party transactions

The company is controlled by Persimmon plc, the ultimate parent company.

The company has taken advantage of the exemptions available to subsidiary undertakings under FRS 101 by not disclosing transactions with entities of the group qualifying as related parties.

The cost of the confirmation statement fee was borne by the company's ultimate parent company without any right of reimbursement.

Notes (continued)

10 Ultimate parent company

Anjok Investments Limited is a private company limited by shares and domiciled in England and Wales. The registered address for the company is Persimmon House, Fulford, York, YO19 4FE.

The immediate parent company is Persimmon Homes Limited.

The directors regard Persimmon plc, a company incorporated in England and Wales, as the ultimate parent company and the ultimate controlling party. Persimmon plc is the parent company of the smallest and largest group of which the company is a member and for which group financial statements are drawn up.

Copies of the financial statements of this company are available from:

The Company Secretary
Persimmon plc
Persimmon House
Fulford
York
YO19 4FE