NewRiver REIT plc

Unaudited Company Interim financial statements

6 months to 30 September 2021

Company number: 10221027

NewRiver REIT plc

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NewRiver REIT plc

STATEMENT OF COMPREHENSIVE INCOME
FOR THE 6 MONTH PERIOD ENDING 30 SEPTEMBER 2021

	Notes	6 month period ended 30 September 2021 £m
Administrative expenses		(1.1)
Impairment of subsidiary		(15.4)
Other income		1.3
Loss on disposal of subsidiary		(33.6)
Operating loss		(48.8)
Finance income		3.4
Finance costs		(10.3)
Loss for the period before taxation		(55.7)
Taxation		-
Loss for the period after taxation		(55.7)

NewRiver REIT plc

BALANCE SHEET
AS AT 30 SEPTEMBER 2021

	Notes	As at 30 September 2021 £m
Non-current assets		
Investment in subsidiaries	B	305.7
Amounts owed from subsidiary undertakings		227.8
Total non-current assets		533.5
Current assets		
Other receivables		1.0
Cash and cash equivalents		2.0
Amounts owed from subsidiary undertakings		247.4
Total current assets		250.4
Total assets		783.9
Equity and liabilities		
Current liabilities		
Trade creditors		2.4
Accruals		11.0
Amounts owed to subsidiary undertakings		86.5
Total current liabilities		99.9
Non-current liabilities		
Borrowings	C	295.8
Total non-current liabilities		295.8
Net assets		388.2
Equity		
Share capital		3.1
Share premium	D	0.5
Merger reserve		8.8
Retained earnings		375.8
Total equity		388.2

These interim accounts are prepared only for the purposes of Sections 836 and 838 of the Companies Act 2006. They are abridged and unaudited.

The financial statements were approved by the Board of Directors on 16 December 2021 and were signed on its behalf by:

DocuSigned by:
Allan Lockhart
214E1947F95343D...

ALLAN LOCKHART
Chief Executive

DocuSigned by:
Will Hobman
09EF335DEDFE497...

WILL HOBMAN
Chief Financial Officer

Registered number: 10221027

NewRiver REIT plc

STATEMENT OF CHANGES IN EQUITY
FOR THE 6 MONTH PERIOD ENDED 30 SEPTEMBER 2021

	Notes	Share capital £m	Share premium £m	Merger reserve £m	Retained earnings £m	Total £m
As at 31 March 2021		3.1	227.4	24.2	197.8	452.5
Loss after taxation		-	-	-	(55.7)	(55.7)
Transfer from share premium		-	(227.4)	-	227.4	-
Equity issue		-	0.5	-	-	0.5
Dividends paid		-	-	-	(9.1)	(9.1)
Transfer from merger reserve	D	-	-	(15.4)	15.4	-
As at 30 September 2021		3.1	0.5	8.8	375.8	388.2

NewRiver REIT plc

NOTES TO THE FINANCIAL STATEMENTS

A. Accounting policies

Basis of accounting
These interim financial statements have been prepared for the purposes of sections 836 and 838 of the Companies Act 2006 and contain information about NewRiver REIT plc ('the Company') as a standalone company and do not include consolidation information.

The financial statements are abridged and unaudited and have been prepared applying the accounting policies set out in the Company's 31 March 2021 Annual Report and Accounts. These financial statements are not the Company's statutory financial statements meeting the definition of sections 434(3) of the Companies Act 2006. Statutory financial statements for the year ended 31 March 2021 have been delivered to the Registrar of Companies; the audit report for those accounts was not qualified, did not include a reference to any matters to which the auditor drew attention by way of emphasis without qualifying the report, and did not contain any statement under sections 498(2) or (3) of the Companies Act 2006. No statutory financial statements have been filed at with the Registrar of Companies for any period after 31 March 2021.

B. Investment in subsidiaries

Reconciliation of the movement in investment in subsidiaries:

	2021 £m
As at 31 March 2021	570.3
Impairment in subsidiaries	(15.4)
Disposals	(249.2)
As at 30 September 2021	305.7

The Company has recognised an impairment charge of £15.4 million to reflect the decline in the valuation of the overall assets of the Group as a result of an adverse movement in property valuations.

Disposals - Hawthorn

On 20 August 2021 the Company completed the sale of the entire issued share capital of Hawthorn Leisure REIT Limited ('Hawthorn'), the entity that held, either directly or indirectly through its wholly-owned subsidiaries, NewRiver's entire community pub business, to AT Brady Bidco Limited.

The Company recognised a loss on disposal of £33.6 million.

C. Borrowings

In the six month period to 30 September 2021 the Company drew down £nil and repaid £170 million of the revolving credit facility. In addition, on 28 September 2021 the Group fully repaid and cancelled its £165 million term loan.

On 21 October 2021 the Company extended the maturity of its revolving credit facility to August 2024 and at the same time cancelled £90 million of the facility, reducing it from £215 million to £125 million with a £50 million accordion subject to lenders' consent. The revolving credit facility also now references SONIA as its floating rate.

D. Share premium account

Following the passing of the special resolution at the Company's Annual General Meeting on 27 July 2021 relating to the cancellation of the Company's share premium account and the order made by the Court on 24 August 2021 confirming the cancellation of the Company's share premium account (the 'Order'), the Order and the statement of capital in respect of the cancellation have been registered by the Registrar of Companies. The share premium account balance of £227.4 million has been transferred to retained earnings, following the cancellation of the share premium account effective from 31 August 2021.