



## **CPUK FINANCE LIMITED**

### **Operating and financial review for the 36 weeks ended 1 January 2026**

*In accordance with the reporting requirements of its financing, CPUK Finance Limited is pleased to present its operating and financial review for the 36 weeks ended 1 January 2026 ("Q3 YTD"). All figures presented in this report relate to the group of companies headed by Center Parcs (Holdings 1) Limited. All figures presented in this report are unaudited.*

#### **Summary**

- A strong Q3 result, with financial performance in line with our expectations and consistent with anticipated full-year growth at a revenue and EBITDA level. Growth will be achieved through strong revenue growth and excellent margin and cost control despite the additional costs associated with the National Minimum Wage and the increases in Employers' National Insurance contributions introduced in April 2025.
- Occupancy of 97.7% achieved in Q3 YTD FY26, consistent with prior years.
- Our guests are continuing to enjoy Center Parcs breaks and spending more year on year for their accommodation, evident in strong ADR coupled with increased spend on village versus prior year whilst awarding us consistently high guest satisfaction scores of 88%.
- It should be noted that Q3 FY26 is non comparable with the prior year for two reasons
  - The quarter ended on 1 January 2026 and hence included the peak post-Christmas and New Year breaks. The comparative period in the prior financial year ended earlier on 26 December 2024. This timing benefit in Q3 FY26 is expected to unwind in Q4 FY26.
  - The comparative quarter in the prior year included the impact of Storm Darragh which occurred in December 2024. This resulted in the effective closure of Longleat for one break in addition to the cancellation of certain activities at all UK villages.
- The Group continues to have a robust liquidity position with cash and cash equivalents of £73.2 million at 1 January 2026 and cash of £121.1 million at 5 February 2026.
- Forward bookings remain strong demonstrating continued guest appeal with 95% of current year accommodation capacity sold at 5 February 2026 compared to 94% at the same time in FY25.

#### **Financial highlights**

##### Q3 YTD

- Revenue of £479.4 million (FY25: £445.5 million), +7.6% versus prior year.
- The Group achieved EBITDA of £214.9 million (FY25: £204.9 million) with occupancy of 97.7%.
- ADR growth of 7.0% was enhanced by the inclusion of the peak post-Christmas and New Year breaks in FY26 but not in FY25. A proportion of this growth will unwind in Q4 with the Group anticipating strong ADR growth for the full year.

- Liquidity remains robust with the Group holding cash and cash equivalents of £73.2 million at 1 January 2026.

### Quarter 3

- Q3 FY26 is not directly comparable with Q3 FY25 as FY26 includes the peak post-Christmas and New Year breaks. In addition, Storm Darragh negatively impacted the financial results in the prior year.
- Revenue of £170.1 million (FY25: £151.3 million).
- The Group achieved EBITDA of £78.8 million (FY25: £68.4 million) with occupancy of 96.4%.

### Key performance indicators

	<u>FY26</u>	<u>FY25</u>	<u>Variance</u>
	<u>Q3 YTD</u>	<u>Q3 YTD</u>	
Revenue	£479.4m	£445.5m	+7.6%
EBITDA	£214.9m	£204.9m	+4.9%
Occupancy	97.7%	96.7%	+1.0%
ADR	£267.48	£249.96	+7.0%
RevPAL	£261.38	£241.78	+8.1%

	<u>FY26</u>	<u>FY25</u>	<u>Variance</u>
	<u>Quarter 3</u>	<u>Quarter 3</u>	
Revenue	£170.1m	£151.3m	+12.4%
EBITDA	£78.8m	£68.4m	+15.2%
Occupancy	96.4%	95.1%	+1.3%
ADR	£296.72	£260.79	+13.8%
RevPAL	£286.16	£247.93	+15.4%

### Results of operations for Q3 YTD FY26

#### **Revenue**

Revenue was £479.4 million. Occupancy achieved was 97.7%, comparable to levels seen in prior years and demonstrative of continued guest loyalty.

The number of units of accommodation at 1 January 2026 was 4,347, an increase of two in comparison to the position at the end of Q3 FY25.

#### **Cost of sales**

Cost of sales was £135.9 million compared to £125.6 million in the prior financial year. This increase of 8.2% is largely attributable to legislative payroll increases.

#### **Administrative expenses**

Administrative expenses of £128.6 million were incurred compared to £115.0 million in the comparative period in the prior year. This increase was predominantly driven by payroll and energy costs.

#### **EBITDA**

As a result of the factors outlined above, EBITDA was £214.9 million. The Group remains optimistic of achieving EBITDA growth for the full financial year.

### ***Depreciation and amortisation***

Depreciation and amortisation was £47.1 million, slightly higher than the prior year in light of the Group's ongoing capital investment programme.

### ***Movement in fair value of financial derivatives***

The Group's derivative financial instruments represent options to repay borrowings prior to maturity. Fair values are estimated with reference to the yields of similar corporate bonds with comparable terms and credit ratings.

### ***Finance costs and income***

As at 1 January 2026 the annual interest payable on the Group's secured debt was £130.5 million.

All tranches of secured debt attract a fixed rate of interest. Finance costs principally represent interest payable on the Group's secured debt and the amortisation of associated deferred issue costs.

With effect from 23 October 2025 the Group refinanced its £250.0 million B5 tranche of secured debt and replaced it with £285.0 million of new B8 notes.

Finance income represents bank interest receivable.

### ***Taxation***

No corporation tax was paid during the period, with £0.9 million received in respect of group relief. In the prior financial year corporation tax of £2.3 million was paid and £0.9 million was received in respect of group relief.

## **Cash Flow and Liquidity**

As at 1 January 2026 the Group had cash and cash equivalents of £73.2 million (26 December 2024: £42.0 million) and negative working capital of £135.5 million (26 December 2024: £137.1 million).

Net cash from operating activities was £154.1 million and net cash used in investing activities was £57.0 million (FY25: £152.3 million and £57.9 million respectively).

Dividends totalling £38.1 million were paid during the third quarter, taking the total for the year to date to £57.5 million.

## **Investment Programme**

### ***Accommodation upgrades***

The Group is continuing its 'Project Summer' lodge refurbishment programme and has also commenced the next generation of accommodation upgrades, Project Autumn, on two villages.

As at 1 January 2026, a total of 3,900 lodges have been upgraded, of which 3,802 are in respect of Project Summer and 98 in respect of Project Autumn.

### ***New builds***

There are further new build opportunities on existing villages and these will roll out over time.

## **Financial covenants**

The FCF:DSCR ratios at the most recent Financial Covenant Test Date (being 13 August 2025) were 3.8 times in respect of the Class A Notes (covenant of 1.1 times) and 2.1 times in respect of the Class B Notes (covenant of 1.0 times).

The Directors certify that the calculations of the financial covenants and ratios are undertaken accurately and that the information in this report is true and accurate in all material respects.

## **Maintenance and Investment Capital expenditure**

Under the terms of its financing, the Group is required to spend a minimum of £18.5 million per annum on maintenance capital expenditure and an average of £6 million per annum over four years on investment capital expenditure. During the 36 weeks ended 1 January 2026 the Group spent £27.9 million (FY25: £31.4 million) on maintenance capital expenditure and £26.7 million (FY25: £24.0 million) on investment capital expenditure, a total of £54.6 million (FY25: £55.4 million).

## **Environmental, Social and Governance (“ESG”)**

The Group’s ESG activities are set out on our corporate website which includes examples of the Group’s ESG activities. This website will continue to be updated as the Group and its ESG strategy evolves. The corporate website may be found at <https://corporate.centerparcs.co.uk/>

The FY25 Group annual report and accounts for the 53 weeks ended 24 April 2025 also provide an extensive overview of the Group’s activities in these areas. The Group remains on track for ESG targets and a further update will be provided in the FY26 Group annual report and accounts.

## **Corporate update**

In December 2025 planning permission was granted for the development of a new holiday village in the Scottish Borders region. Construction costs and the associated debt funding will sit outside of the WBS structure.

Whilst Center Parcs Ireland is outside the UK debt structure, we are pleased to report that it has continued to trade well in FY26, and the expansion of the village is continuing with contractors on site.

## **Future outlook**

Center Parcs continues to perform well with strong guest demand and growth in revenue and EBITDA supported by healthy free cash flow. Full year EBITDA growth is still anticipated, supported by strong cost control to offset the additional legislative payroll costs introduced in April 2025.

Demand for Center Parcs breaks continues to be strong with 95% of capacity for the current financial year sold at 5 February 2026 compared to 94% at the same time in FY25.

Although it is early in the booking cycle, 32% of capacity for the next financial year is already sold at 5 February 2026 compared to 31% at the same time in FY25.

The next operating and financial review will be for the full financial year, covering the 52 weeks ending 23 April 2026. It is expected this report will be published in early July 2026.

Katrina Jamieson  
Chief Finance Officer

## **Enquiries**

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## Unaudited income statement for the 36 weeks ended 1 January 2026

	36 weeks ended 1 January 2026 £m	36 weeks ended 26 December 2024 £m
<b>Revenue</b>	<b>479.4</b>	<b>445.5</b>
Cost of sales	(135.9)	(125.6)
<b>Gross profit</b>	<b>343.5</b>	<b>319.9</b>
Administrative expenses	(128.6)	(115.0)
Depreciation and amortisation	(47.1)	(45.8)
Total operating expenses	(175.7)	(160.8)
<b>Operating profit</b>	<b>167.8</b>	<b>159.1</b>
Movement in fair value of financial derivatives	(0.6)	-
Finance income	2.5	2.9
Finance expense	(95.2)	(84.6)
<b>Profit before taxation</b>	<b>74.5</b>	<b>77.4</b>
Taxation	-	-
<b>Profit for the period attributable to equity shareholders</b>	<b>74.5</b>	<b>77.4</b>

EBITDA is derived from the table above as follows:

	36 weeks ended 1 January 2026 £m	36 weeks ended 26 December 2024 £m
<b>Revenue</b>	<b>479.4</b>	<b>445.5</b>
Cost of sales	(135.9)	(125.6)
<b>Gross profit</b>	<b>343.5</b>	<b>319.9</b>
Administrative expenses	(128.6)	(115.0)
<b>EBITDA</b>	<b>214.9</b>	<b>204.9</b>

Finance expense in the 36 weeks ended 1 January 2026 includes amortisation of deferred issue costs of £3.6 million (FY25: £3.1 million).

## Unaudited income statement for the 12 weeks ended 1 January 2026

	12 weeks ended 1 January 2026 £m	12 weeks ended 26 December 2024 £m
<b>Revenue</b>	<b>170.1</b>	<b>151.3</b>
Cost of sales	(46.8)	(43.5)
<b>Gross profit</b>	<b>123.3</b>	<b>107.8</b>
Administrative expenses	(44.5)	(39.4)
Depreciation and amortisation	(15.8)	(15.3)
Total operating expenses	(60.3)	(54.7)
<b>Operating profit</b>	<b>63.0</b>	<b>53.1</b>
Movement in fair value of financial derivatives	(0.6)	-
Finance income	0.9	1.1
Finance expense	(32.1)	(28.9)
<b>Profit before taxation</b>	<b>31.2</b>	<b>25.3</b>
Taxation	-	-
<b>Profit for the period attributable to equity shareholders</b>	<b>31.2</b>	<b>25.3</b>

EBITDA is derived from the table above as follows:

	12 weeks ended 1 January 2026 £m	12 weeks ended 26 December 2024 £m
<b>Revenue</b>	<b>170.1</b>	<b>151.3</b>
Cost of sales	(46.8)	(43.5)
<b>Gross profit</b>	<b>123.3</b>	<b>107.8</b>
Administrative expenses	(44.5)	(39.4)
<b>EBITDA</b>	<b>78.8</b>	<b>68.4</b>

## Unaudited balance sheet as at 1 January 2026

	As at 1 January 2026 £m	As at 26 December 2024 £m
<b>Assets</b>		
<b>Non-current assets</b>		
Goodwill	157.5	157.5
Other intangible assets	141.4	136.6
Property, plant and equipment	1,495.0	1,483.3
Right-of-use assets	33.6	33.8
Retirement benefit surplus	-	2.1
	<b>1,827.5</b>	<b>1,813.3</b>
<b>Current assets</b>		
Inventories	5.4	5.3
Trade and other receivables	21.6	21.6
Current tax asset	5.7	4.3
Cash and cash equivalents	73.2	42.0
Derivative financial instruments	4.2	3.2
	<b>110.1</b>	<b>76.4</b>
<b>Liabilities</b>		
<b>Current liabilities</b>		
Trade and other payables	(223.6)	(214.7)
	<b>(223.6)</b>	<b>(214.7)</b>
<b>Net current liabilities</b>	<b>(113.5)</b>	<b>(138.3)</b>
<b>Non-current liabilities</b>		
Borrowings	(2,224.7)	(2,190.4)
Lease liabilities	(43.4)	(42.4)
Deferred tax liability	(157.8)	(145.4)
	<b>(2,425.9)</b>	<b>(2,378.2)</b>
<b>Net liabilities</b>	<b>(711.9)</b>	<b>(703.2)</b>
<b>Equity</b>		
Equity share capital	1.0	1.0
Share premium	119.9	119.9
Other reserve	(154.0)	(154.0)
Retained earnings	(678.8)	(670.1)
<b>Total equity</b>	<b>(711.9)</b>	<b>(703.2)</b>

Current trade and other payables include interest and capital accruals totalling £51.6 million (26 December 2024: £46.0 million) and taxation group relief creditors of £9.5 million (26 December 2024: £4.7 million).

## Unaudited cash flow statement for the 36 weeks ended 1 January 2026

	36 weeks ended 1 January 2026 £m	36 weeks ended 26 December 2024 £m	12 weeks ended 1 January 2026 £m	12 weeks ended 26 December 2024 £m
<b>Cash flows from operating activities</b>				
Operating profit	167.8	159.1	63.0	53.1
Depreciation and amortisation	47.1	45.8	15.8	15.3
Working capital movements	(61.5)	(49.5)	(55.8)	(36.6)
Profit on sale of property, plant and equipment	(0.2)	(0.2)	(0.1)	(0.1)
Difference between the pension charge and contributions	-	(1.5)	-	0.2
Corporation tax paid	-	(2.3)	-	(1.3)
Receipts in respect of taxation group relief	0.9	0.9	-	0.9
<b>Net cash from operating activities</b>	<b>154.1</b>	<b>152.3</b>	<b>22.9</b>	<b>31.5</b>
<b>Cash flows used in investing activities</b>				
Purchase of property, plant and equipment	(59.7)	(61.0)	(24.5)	(24.4)
Sale of property, plant and equipment	0.2	0.2	0.1	0.1
Interest received	2.5	2.9	0.9	1.1
<b>Net cash used in investing activities</b>	<b>(57.0)</b>	<b>(57.9)</b>	<b>(23.5)</b>	<b>(23.2)</b>
<b>Cash flows used in financing activities</b>				
Repayment of external borrowings	(250.0)	(590.0)	(250.0)	(340.0)
Proceeds from external borrowings	285.0	676.0	285.0	346.0
Issue costs on secured debt	(4.5)	(9.0)	(4.5)	(4.5)
Repayment of lease liabilities	(0.2)	(0.2)	-	(0.1)
Interest paid	(68.5)	(61.3)	(3.5)	(3.6)
Dividends paid	(57.5)	(102.5)	(38.1)	(17.0)
<b>Net cash used in financing activities</b>	<b>(95.7)</b>	<b>(87.0)</b>	<b>(11.1)</b>	<b>(19.2)</b>
Net increase/(decrease) in cash and cash equivalents	1.4	7.4	(11.7)	(10.9)
Cash and cash equivalents at the beginning of the period	71.8	34.6	84.9	52.9
<b>Cash and cash equivalents at the end of the period</b>	<b>73.2</b>	<b>42.0</b>	<b>73.2</b>	<b>42.0</b>
<b>Reconciliation of net cash flow to movement in net debt</b>				
<b>Increase/(decrease) in cash and cash equivalents</b>	<b>1.4</b>	<b>7.4</b>	<b>(11.7)</b>	<b>(10.9)</b>
Cash inflow from movement in debt	(35.0)	(86.0)	(35.0)	(6.0)
<b>Change in net debt resulting from cash flows</b>	<b>(33.6)</b>	<b>(78.6)</b>	<b>(46.7)</b>	<b>(16.9)</b>
Non-cash movements and deferred issue costs	2.4	9.0	5.0	5.2
<b>Movement in net debt in the period</b>	<b>(31.2)</b>	<b>(69.6)</b>	<b>(41.7)</b>	<b>(11.7)</b>
Net debt at the beginning of the period	(2,120.3)	(2,078.8)	(2,109.8)	(2,136.7)
<b>Net debt at the end of the period</b>	<b>(2,151.5)</b>	<b>(2,148.4)</b>	<b>(2,151.5)</b>	<b>(2,148.4)</b>

## Definitions

EBITDA (Earnings before interest, taxation, depreciation and amortisation) is before adjusted items.

Occupancy is the average number of units of accommodation occupied as a percentage of the total number available.

ADR (Average Daily Rate) is the average daily rent (excluding VAT) achieved based on total accommodation income divided by the total number of lodge nights sold.

RevPAL (Rent per available lodge night) is the average daily rent (excluding VAT) achieved based on the total accommodation income divided by the total available number of lodge nights.

Net debt represents third party borrowings less cash and cash equivalents.