CPUK FINANCE LIMITED

Operating and financial review for the 12 weeks ended 16 July 2026

In accordance with the reporting requirements of its financing, CPUK Finance Limited is pleased to present its operating and financial review for the 12 weeks ended 16 July 2026 ("Quarter 1"). All figures presented in this report relate to the group of companies headed by Center Parcs (Holdings 1) Limited ("the Group"). All figures presented in this report are unaudited.

Summary

- An excellent start to the financial year with good growth in revenue and EBITDA.

- Occupancy achieved was 97.1%, slightly behind the comparative period as expected due to a higher number of lodges being offline for the ongoing 'Project Autumn' premium accommodation upgrade programme.

- Guests continue to spend more versus the prior year with ADR growth for the 12 weeks to 16 July 2026 at 4.5%, and on village revenue is also in good growth versus the prior year. The Group continues to deliver exceptional guest service which helps drive the incremental spend year on year.

- The Group continues to have a strong liquidity position with cash and cash equivalents of £110.2 million at 16 July 2026 and cash of £105.7 million at 20 August 2026.

- Forward bookings remain strong with 69% of current year accommodation capacity sold at 20 August 2026 compared to 70% at the same time in the prior year, and ADR on these bookings to date is in line with the Q1 actuals.

- EBITDA growth is anticipated for the full FY27 financial year underpinned by strong ADR growth.

Financial highlights

Quarter 1

- Revenue of £151.5 million (FY26: £146.8 million) driven by growth in both Accommodation and On-village divisions.

- The Group achieved EBITDA of £61.5 million (FY26: £60.5 million) with occupancy of 97.1% as revenue growth translated well into profit despite ongoing cost inflation.

- ADR growth in the quarter is in line with expectations.

- Liquidity remains robust with the Group holding cash and cash equivalents of £110.2 million at 16 July 2026.

Key performance indicators

	FY27 Quarter 1	FY26 Quarter 1	Variance
Revenue	£151.5m	£146.8m	+3.2%
EBITDA	£61.5m	£60.5m	+1.7%
Occupancy	97.1%	98.5%	(1.4)%
ADR	£243.23	£232.75	+4.5%
RevPAL	£236.08	£229.16	+3.0%

Results of operations

Revenue

Revenue was £151.5 million. Occupancy achieved was 97.1%, slightly behind the comparative period due to lodges being offline for the ongoing ‘Project Autumn’ accommodation upgrades.

The number of units of accommodation at 16 July 2026 was 4,347, consistent with the prior year.

Cost of sales

Cost of sales was £45.7 million compared to £44.5 million in the prior financial year. This increase of 2.7% demonstrates good cost control in light of mandatory payroll increases related to the National Minimum Wage in the quarter.

Administrative expenses

Administrative expenses of £44.3 million were incurred compared to £41.8 million in the comparative period in the prior year predominantly due to mandatory payroll increases, business rates increase and energy costs.

EBITDA

As a result of the factors outlined above, EBITDA was £61.5 million, an increase of £1.0 million over the prior year.

Depreciation and amortisation

Depreciation and amortisation were £18.4 million compared to £15.6 million in the prior year, reflecting the ongoing capital investment.

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 16 July 2026 the annual interest payable on the Group’s secured notes 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. Finance income represents bank interest receivable.

Taxation

No corporation tax was paid during the quarter. This is consistent with the comparative prior year quarter.

Cash Flow and Liquidity

As at 16 July 2026 the Group had cash and cash equivalents of £110.2 million (17 July 2025: £112.9 million) and negative working capital of £208.0 million (17 July 2025: £196.0 million).

Net cash from operating activities was £73.4 million and net cash used in investing activities was £22.3 million (FY26: £59.4 million and £17.7 million respectively).

No dividends were paid during the first quarter.

Investment Programme

Accommodation upgrades

The Group is continuing its lodge refurbishment programme and has commenced the next generation of premium accommodation upgrades, ‘Project Autumn’, on four villages.

As at 16 July 2026 a total of 3,932 lodges have been upgraded, of which 3,532 are in respect of Project Summer and 400 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 14 August 2026) 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 £6.0 million per annum over four years on investment capital expenditure. During the quarter ended 16 July 2026 the Group spent £6.1 million (FY26: £9.9 million) on maintenance capital expenditure and £9.6 million (FY26: £4.1 million) on investment capital expenditure, a total of £15.7 million (FY26: £14.0 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 FY26 Group annual report and accounts for the 52 weeks ended 23 April 2026 also provide an extensive overview of the Group’s activities in these areas.

Corporate update

As previously advised, 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 until trading reaches maturity. The build has now commenced and the anticipated opening is Sumer 2029.

Whilst Center Parcs Ireland is outside the UK debt structure, we are pleased to report that it has continued to trade well in the first quarter of FY27, and the first stage of the expansion is nearing completion.

Future outlook

The year is off to a good start, delivering strong financial results and exceptional service to our guests. Capital investment continues in order to enhance the villages further, and to drive growth in both the current and future years.

Demand for Center Parcs breaks continues to be strong with 69% of capacity for the current financial year sold at 20 August compared to 70% at the same time in FY26.

Cost and margin remain well under control to enhance EBITDA, and we continue to see on village spend growth each year as long as the guest experience focus remains high. Revenue and EBITDA growth is anticipated for the full FY27 financial year supported by good ADR growth.

The next operating and financial review will be for the 24 weeks ended 8 October 2026 and it is expected this report will be published in November 2026.

Katrina Jamieson
Chief Finance Officer

Enquiries

Paul Mann
Group Financial Control Director

Katrina Jamieson
Chief Finance Officer

Unaudited income statement for the 12 weeks ended 16 July 2026

	12 weeks ended 16 July 2026 £m	12 weeks ended 17 July 2025 £m
Revenue	**151.5**	**146.8**
Cost of sales	(45.7)	(44.5)
Gross profit	**105.8**	**102.3**
Administrative expenses	(44.3)	(41.8)
Depreciation and amortisation	(18.4)	(15.6)
Total operating expenses	(62.7)	(57.4)
Operating profit	**43.1**	**44.9**
Finance income	0.7	0.7
Finance expense	(32.3)	(31.4)
Profit before taxation	**11.5**	**14.2**
Taxation	-	-
Profit for the period attributable to equity shareholders	**11.5**	**14.2**

EBITDA is derived from the table above as follows:

	12 weeks ended 16 July 2026 £m	12 weeks ended 17 July 2025 £m
Revenue	**151.5**	**146.8**
Cost of sales	(45.7)	(44.5)
Gross profit/(loss)	**105.8**	**102.3**
Administrative expenses	(44.3)	(41.8)
EBITDA	**61.5**	**60.5**

Finance expense in the 12 weeks ended 16 July 2026 includes amortisation of deferred issue costs of £1.0 million (FY26: £0.9 million).

Unaudited balance sheet as at 16 July 2026

	As at 16 July 2026 £m	As at 17 July 2025 £m
Assets		
Non-current assets		
Goodwill	157.5	157.5
Other intangible assets	145.7	140.7
Property, plant and equipment	1,507.1	1,486.5
Right-of-use assets	33.5	33.9
	1,843.8	1,818.6
Current assets		
Inventories	4.8	4.8
Trade and other receivables	19.4	24.4
Current tax asset	2.6	5.7
Cash and cash equivalents	110.2	112.9
Derivative financial instruments	14.1	4.8
	151.1	152.6
Liabilities		
Current liabilities		
Trade and other payables	(301.9)	(291.9)
	(301.9)	(291.9)
Net current liabilities	(150.8)	(139.3)
Non-current liabilities		
Borrowings	(2,228.2)	(2,193.0)
Lease liabilities	(43.9)	(43.2)
Deferred tax liability	(167.4)	(157.8)
	(2,439.5)	(2,394.0)
Net liabilities	(746.5)	(714.7)
Equity		
Equity share capital	1.0	1.0
Share premium	119.9	119.9
Other reserve	(154.0)	(154.0)
Retained earnings	(713.4)	(681.6)
Total equity	(746.5)	(714.7)

Current trade and other payables include interest and capital accruals totalling £61.1 million (17 July 2025: £58.1 million) and taxation group relief creditors of £8.6 million (17 July 2025: £8.6 million).

Unaudited cash flow statement for the 12 weeks ended 16 July 2026

	12 weeks ended 16 July 2026 £m	12 weeks ended 17 July 2025 £m
Cash flows from operating activities		
Operating profit	**43.1**	**44.9**
Depreciation and amortisation	**18.4**	**15.6**
Working capital movements	**11.9**	**(1.0)**
Profit on sale of property, plant and equipment	**-**	**(0.1)**
Net cash from operating activities	**73.4**	**59.4**
Cash flows (used in)/from investing activities		
Purchase of property, plant and equipment	**(23.0)**	**(18.5)**
Sale of property, plant and equipment	**-**	**0.1**
Interest received	**0.7**	**0.7**
Net cash used in investing activities	**(22.3)**	**(17.7)**
Cash flows used in financing activities		
Repayment of lease liabilities	**(0.2)**	**(0.1)**
Interest paid	**(0.5)**	**(0.5)**
Net cash used in financing activities	**(0.7)**	**(0.6)**
Net increase in cash and cash equivalents	**50.4**	**41.1**
Cash and cash equivalents at the beginning of the period	**59.8**	**71.8**
Cash and cash equivalents at the end of the period	**110.2**	**112.9**
Increase in cash and cash equivalents, including restricted cash	**50.4**	**41.1**
Cash flow from movement in debt	**-**	**-**
Change in net debt resulting from cash flows	**50.4**	**41.1**
Non-cash movements and deferred issue costs	**(1.0)**	**(0.9)**
Movement in net debt in the period	**49.4**	**40.2**
Net debt at the beginning of the period	**(2,167.4)**	**(2,120.3)**
Net debt at the end of the period	**(2,118.0)**	**(2,080.1)**

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.