

Accent Group Limited

Unaudited Half – Year Results

Accent

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2025 - 2026

Accent Group Limited update and unaudited financial results for the period ended 30 September 2025 (2025-26 Half Year).

These figures are unaudited and for information purposes only.

Principal activity

We are a social landlord formed in 1966 and have grown to serve over 41,000 customers in over 21,000 affordable, safe homes across the north, east and south of the country.

Regulatory judgements and credit rating

Accent is rated as G1, V1 by the Regulator of Social Housing following its In-depth Assessment (IDA) in March 2023. These rating were re-affirmed by the Regulator of Social Housing on 12 November 2025 following annual stability checks.

G1 is the highest rating a housing provider can achieve, showing that we meet the RSH's governance requirements.

V1 is the highest rating for financial viability, indicating that we have the financial capacity to deal with a wide range of adverse scenarios.

In July 2025 Standard & Poor's reaffirmed Accent credit rating as A (stable).

Operational and financial review for the period ended 30 September 2025

The housing sector continues to face significant financial pressures, with inflation and interest rates remaining higher than expected. This has increased operational and finance costs. There is also a growing need for essential investment in the safety and quality of existing stock. In addition, rising capital costs due to higher interest rates and the need to build new homes to help address the current housing crisis, present further challenges.

As a responsible registered provider, Accent remains committed to placing the health and wellbeing of our customers and colleagues at the heart of everything we do. We also recognise the increasing demand for housing, and therefore, delivering more and better homes. continues to be a key focus.

The core operating business

Turnover increased to £67.5m (HY 2024: £63.7m), due to a 2.7% rent increase effective 1 April 2025 alongside income generated from new properties coming into management. Operating margin was 23.8% (HY 2024: 29.3%)

The development and sales business

In the first half of the year, the number of first tranche shared ownership (SO) units sold was 98 (HY 2024: 81). Overall sales remained consistent at £9.6m (HY 2024: £9.6m). Despite the increase in numbers of units sold year to date income generated has remained consistent due to a reduction in the average SO percentage purchased, 32% (HY 2024: 37%).

To 30 September 2025 257 new homes were handed over (HY 2024: 194) of which 112 (HY 2024: 44) were shared ownership.

Financial resources

At 30 September 2025, £543m of funding was drawn (HY 2024: £499m) against total facilities of £758m (HY 2024: £699m).

In August 2025 we secured additional revolving credit facilities (RCFs) of a total amount of £50m. Our treasury strategy is serviced through a blend of drawn funding and RCFs, allowing good levels of access to cash and liquidity while managing the cost of drawn debt. We use fixed rate borrowings to manage our exposure to increases in interest rates; currently 74.3% of our drawn borrowings are at fixed rates (HY 2024: 83.2%).

Our loan covenants remain predominantly based upon interest coverage and gearing ratios, which are regularly monitored in accordance with our governance framework. All covenants were met in the period.

Summary Results

Statement of comprehensive income

for the half-year ended 30 September 2025

	Unaudited results for the six months to		Audited results year to
	30 Sept 25 25/26	30 Sept 24 24/25	31 Mar 25 24/25
Income			
Core Operating Income	67,501	63,690	124,562
Development & Sales	11,918	10,180	24,226
Amortised Grants & Other Grants	2,708	2,080	4,271
	82,127	75,950	153,059
Expenditure			
Core Operating Costs	(41,251)	(36,670)	(80,781)
Development & Sales	(10,832)	(8,000)	(19,966)
Depreciation	(10,471)	(9,054)	(19,105)
	(62,554)	(53,724)	(119,852)
Net Interest	(6,367)	(4,982)	(10,770)
Taxation on Ordinary Activities	-	-	32
	(6,367)	(4,982)	(10,738)
Net Surplus	13,206	17,244	22,469
Pension - Actuarial Gain	-	-	1,405
Total Comprehensive Income	13,206	17,244	23,874

Summary Results (continued)

Statement of financial position

as at 30 September 2025

	Unaudited results for the six months to		Audited results year to
	30 Sept 25 25/26	30 Sept 24 24/25	31 Mar 25 24/25
Fixed Assets	1,127,346	990,695	1,078,011
Current Assets	105,487	134,193	98,504
Current Liabilities	(163,319)	(137,482)	(145,815)
Net Current (Liabilities)/Assets*	(57,832)	(3,289)	(47,311)
Total Assets Less Current Liabilities	1,069,514	987,406	1,030,700
Creditors: Amounts Falling Due After More Than One Year	(866,483)	(802,534)	(840,879)
<u>Provisions for Liabilities:</u>			
Pension Scheme – Defined Benefit Liability	(1,022)	(2,698)	(1,022)
Total Net Assets	202,009	182,174	188,799
Income and Expenditure Reserve	(202,009)	(182,174)	188,799
Total Reserves	(202,009)	(182,174)	188,799

*Key drivers for the increase in net current liabilities are a reduction in cash and current asset investments and an increase in grants received in advance.

Value for Money (VFM) Performance

	Annual Target 25/26	30 Sept 25 25/26
RSH VFM ratios		
Reinvestment %	12.3%	5.2%
New supply (social housing units) %	2.9%	1.3%
New supply (non-social housing units) %	0%	0%
Gearing %	47%	42.1%
EBITDA-MRI interest cover %	105%	151%
Headline social housing cost £ per unit	5,412	2,673
Operating margin (social housing lettings) %	20%	25.8%
Operating margin (overall) %	20%	23.4%
Return on capital employed %	2.6%	1.8%

Unaudited
results for the
six months to