

Company no. 12318000

Fernando JSN plc

Annual report and financial statements

31 October 2025

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DIRECTORS AND OFFICERS

DIRECTORS

S J Lake
G J Parcell

SECRETARY

Law Debenture Corporate Services Limited

REGISTERED OFFICE

8th Floor
100 Bishopsgate
London
EC2N 4AG

INDEPENDENT AUDITOR

Forvis Mazars LLP
The Pinnacle
160 Midsummer Boulevard
Milton Keynes
MK9 1FF

Strategic Report

The directors submit their report and the financial statements for the year ended 31 October 2025. This Strategic report is prepared in accordance with The Companies Act 2006 (Strategic Report and Directors' Report) Regulations 2013.

Principal activities and business review

The company acts as a holding and financing company for the Fernando Parent Limited group's property-owning companies ("PropCos"). The company issued secured guaranteed floating rate notes ("JSNs") on 25 September 2020, and also acquired an equal amount of unsecured loan notes ("JD Notes") from Fernando PropCo Holdings Limited. The interest payable and receivable on both the JSNs and JD Notes is the same, such that interest received on the JD Notes is used to pay interest due on the JSNs. The company will depend on payments by way of dividends and/or pursuant to intra-group loan agreements from its direct and indirect subsidiaries to make repayments of principal (including any capitalised interest) in respect of the JSNs, together with any costs associated with maintaining the financing structure.

The company made a loss for the year before tax of £67,861,622 (2024: profit £10,875,583) which is mainly due to movements in the impairment charge recognised on the JD Notes, as well as the on-going costs associated with maintaining the listing of the JSNs. It is expected that the company will continue to make small losses, as there will be continuing costs with no related income, before any impairment movements.

Future developments

There are no future developments that are expected to change the business operation or performance.

Principal risks and uncertainties

The company's activities expose it to a number of financial risks as described below:

Foreign Exchange Risk

The company's operations do not expose it to transactions other than in the functional and presentation currency of the entity.

Interest Rate Risk

The company operates in an environment where interest rates have been steadily increasing, although during the year they have started falling and are expected to remain at a similar level in the next year. The company does not use interest rate swaps to hedge against the exposure to interest rate changes. Interest rate risk is covered by the interest rate on the receivable from the JD Notes being the same as the rate payable on the JSNs. Any risk therefore becomes a liquidity risk as noted below.

Credit Risk

The company's principal financial assets are intercompany debtors. These debtors are amounts due from Fernando PropCo Holdings Limited, a subsidiary holding company for the PropCos, from which revenues and cash are generated from long-term, stable and contractually increasing rental income. The contractual nature of PropCos' receivables, and potential consequences to the leaseholder of non-payment, mean that these receivables are at very low risk of financial loss. The PropCos have monthly reporting and KPI's in place to ensure that the amount and age of outstanding debts is under constant review, and appropriate collection actions are taken in a timely manner. At the year end, the fair value of the PropCos' investment properties on which their revenues are generated has decreased by £43.3m, to a level below the value of the JD notes. An increase in the expected credit loss of £67.9m has therefore been recorded against the JD notes in the year and charged to the profit and loss account.

Strategic Report *(continued)*

Principal risks and uncertainties *(continued)*

Liquidity Risk

The ability of Fernando PropCo Holdings Limited to upstream cash to the company will depend on the ability of the PropCos, all subsidiaries of Fernando Propco Holdings Limited, to generate cash in the future.

This is, to an extent, subject to general economic, financial, competitive, legislative, regulatory and other factors which are beyond the control of the company and the other members of the Fernando group.

Interest on the JD notes due to the company, and on the JSNs owed by the company, are settled by payment-in-kind and added to the principal amount at each semi-annual interest payment date. There is a liquidity risk that if the PropCos do not distribute cash (directly or indirectly) to the company, or such payments are reduced, the company does not have any other source of funds that would allow it to make any other necessary payments in the short or medium term. Any such payments in the period up to the redemption of the JSN's in 2068 would be small, and this risk is therefore not material.

Financial instruments

At the start of the financial year, the company had an aggregate amount of £409,213,880 of Secured Guaranteed Floating Rate Notes due 2068 ("JSNs"), listed on The International Stock Exchange in Jersey, and issued pursuant to the terms of a JSN Trust Deed entered into between the company as issuer, the group's PropCos as JSN guarantors, and the JSN trustee.

The notes are secured and have guaranteed floating rates of interest with interest payable on a semi-annual basis in arrears. Interest is based on SONIA plus a 2% margin as shown in note 13 of these financial statements. On each interest payment date, an amount equal to any interest which would otherwise be payable in respect of the JSNs on such Interest Payment Date is added to the principal amount outstanding of the JSNs instead of being paid in cash (payment-in-kind interest). Amounts representing JSN payment-in-kind interest which are so added to the principal amounts outstanding of the JSNs is treated as principal amounts outstanding of the JSNs and bears interest accordingly. At the year end the value of the JSNs was £437,257,467.

At the start of the financial year, the company also had unsecured loan notes due from Fernando PropCo Holdings Limited ("JD Notes"). These notes totalled £409,213,880 were issued back-to-back with, and on similar terms to, the JSNs referred to above and mature in 2068, bearing interest at SONIA plus a margin as set out in Note 11 of the financial statements. Interest accrues semi-annually and any interest amount which would otherwise be payable in respect of these notes is treated as payment-in-kind and added to the principal amount outstanding. At the year end the value of the JSNs was £437,257,467.

Going concern

In light of the net liability position, the company has received a letter of support from Fernando HoldCo Limited, its immediate parent company, that it will make available sufficient funds to ensure that the company can meet its financial liabilities for at least one year from the date of signing the financial statements, and thus the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

The directors note the JSNs are due in 2068. The directors intend to continue to review strategic options in the run up to their maturity and note that these will depend on the general economic conditions and the outcome of any leasehold reform that the current Government has indicated. Such options may include the marketing of the portfolio and a refinancing of the JSNs.

Post balance sheet events

The current government has committed to further leasehold reform. In January 2026, the government published the CLRB. Within this, amongst other things, the government has proposed to introduce a cap of £250 pa on ground rents, effective in 2028, with no inflation thereafter until moving ground rents to a peppercorn (i.e. zero) in 2068. The directors are seeking to exclude the portfolio of its indirectly-held subsidiaries from this based on a "quid pro quo" exemption. Should this not be successful, and should the

Strategic Report *(continued)*

Post balance sheet events *(continued)*

CLRB be brought into statute largely in its current form, the income streams from the Propcos would be materially impacted and the valuation of the Group's portfolio would be significantly reduced.

The government has also indicated that it will look further into the way that any CLRB enactment would interface with LAFRA, and, accordingly, it is unclear as to whether the 0.1% limit of ground rent to lease premium for enfranchisement valuation would continue to apply.

The outcome of an appeal hearing sought by six litigating freeholders to the legality of LAFRA is outstanding. Should this appeal be allowed, and subsequently be successful, it is possible that this would have an impact on the application of LAFRA and potentially the CLRB.

Section 172 statement

Section 172(1) of Companies Act 2006 requires the directors to act in the way they consider, in good faith, would be most likely to promote the success of the company for the benefit of its members as a whole, and in doing so, have regard (amongst other matters) to:

- a) the likely consequences of any decision in the long term,
- b) the interests of the company's employees,
- c) the need to foster the company's business relationships with suppliers, customers and others,
- d) the impact of the company's operations on the community and the environment,
- e) the desirability of the company maintaining a reputation for high standards of business conduct, and
- f) the need to act fairly as between members of the company.

The governance structure of the company is predetermined within the various documents that govern the operations and management of the group of which the company is a part. The directors have had regards to the matters set out in section 172(1) of the Companies Act 2006 as follows:

With reference to the likely consequences of any decision in the long term, the documents which govern the company and the group have been formulated to achieve the company's purpose and business objectives, safeguard the assets and promote the success of the company with a long-term view and in accordance with relevant securitisation legislation.

The matters set out in sections (b) – (f) have limited or no relevance to the company for the following reasons:

- the company has no employees;
- the company has appointed various third-party professionals to perform certain roles governed by the various transaction documents;
- the company has no physical presence or operations and accordingly has a minimal impact on the community and the environment; and
- the company has a sole member.

In accordance with section 426B of Companies Act 2006, a copy of this statement is available at www.fernandogroup.co.uk

On behalf of the board



GJ Parcell
Director
24 April 2026

Directors' Report

The directors present their report and the Financial Statements of Fernando JSN plc for the year ended 31 October 2025. The company has, in accordance with S.414C of the Companies Act, set out in the Strategic report information regarding the principal activities, business review, financial risks and future developments that would otherwise have been set out in the Directors' Report.

Proposed dividend

The directors do not recommend the payment of a dividend.

Directors

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

G J Parcell

S J Lake

Insurance of company officers

The company maintains insurance for its directors and officers against the consequences of actions which may be brought against them in relation to their duties for the company, through the provision of a policy held by Fernando HoldCo Limited.

Employees

The company had no employees in the period.

Disclosure of information to auditor

The directors confirm that so far as they are aware, there is no relevant audit information of which the company's auditor is unaware. They have taken all the steps that they ought to have taken as directors in order to make themselves aware of any relevant audit information and to establish that the company's auditor is aware of that information.

Statement of directors' responsibilities

The directors are responsible for preparing the Strategic Report, 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. The directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law) including Financial Reporting Standard 101: *Reduced Disclosure Framework* ("FRS 101").

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 its profit and loss for that period.

Directors' Report *(continued)*

Statement of directors' responsibilities *(continued)*

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

- a. select suitable accounting policies and then apply them consistently;
- b. make judgements and accounting estimates that are reasonable and prudent;
- c. prepare the financial statements on the going concern basis unless it is inappropriate to presume that the group and 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 requirements of the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

On behalf of the board



GJ Parcell
Director

24 April 2026

Independent auditor's report to the members of Fernando JSN Plc

Opinion

We have audited the financial statements of Fernando JSN Plc (the 'company') for the year ended 31 October 2025 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Equity and notes to the financial statements, 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 state of the company's affairs as at 31 October 2025 and of its loss 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.

We raised going concern as a KAM for this entity (see below) as there is a risk that the entity cannot pay the principal at the redemption date. Fernando JSN Plc issues loan notes which have a value of £437,257k at the year end. The proceeds were subsequently on-lent to a subsidiary in the group to invest in property. Fernando JSN Plc's notes are due for repayment in 2068.

We confirmed that the company had a contractual right to "roll up" the loan interest into the capital should it struggle in the short term to meet its obligations. As this is the only obligation, we can conclude that the entity is a going concern for at least 12 months from the date of signing the financial statements.

Independent auditor's report to the members of Fernando JSN Plc *(continued)*

In addition, we critically assessed the budget and forecasts of the wider group and challenged management on their plan to repay the principal of the loan notes. This involved a review of legal advice obtained relating to the company's strategic options including the marketing of the portfolio and a refinancing of the relevant loan notes.

On review of the financial statements, we are satisfied that the disclosures made by the directors in the Strategic Report on page 2 and in note 1.2 of the financial statements accurately reflect the situation and the resources available to the directors to clear the debt in the future.

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 at least twelve 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.

Key audit matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the current period and include the most significant assessed risks of material misstatement (whether or not due to fraud) we identified, including those which had the greatest effect on: the overall audit strategy; the allocation of resources in the audit; and directing the efforts of the engagement team. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

We summarise below the key audit matters in forming our opinion above, together with an overview of the principal audit procedures performed to address each matter and our key observations arising from those procedures. The matters set out below are in addition to going concern which, as set out in the "Conclusions relating to going concern" section above, was also identified as a key audit matter.

These matters, together with our findings, were communicated to those charged with governance through our Audit Completion Report.

Independent auditor’s report to the members of Fernando JSN Plc *(continued)*

Key Audit Matter	How our scope addressed this matter
<p>Valuation of intercompany loans receivable</p> <p>The entity’s accounting policy for expected credit losses is set out in Notes 1.6 and 2 to the financial statements.</p> <p>As at 31 October 2025, the Company has intercompany loan receivables of £1,244k, net of an expected credit loss provision of £437,257k.</p> <p>The recoverability of these balances is dependent on the financial position of the intercompany debtor, whose ability to repay is ultimately supported by the value of its underlying assets. During the year, a significant impairment was recognised on investment properties held by the intercompany debtor, increasing the level of judgement required in assessing whether the expected credit loss provision appropriately reflects this current year valuation.</p> <p>While the intercompany loans are long-dated and not contractually due for repayment until 2068, there remains judgement in assessing recoverability over the life of the loan and the appropriateness of the resulting expected credit loss provision.</p> <p>Given the inherent judgement and complexity involved in estimating the expected credit loss on intercompany loan receivables, this matter was considered to be a key audit matter.</p>	<p>In responding to the identified key audit matter, we completed the following audit procedures:</p> <ul style="list-style-type: none"> • obtained and assessed management’s expected credit loss assessment for the intercompany loan receivables, including challenging the key assumptions used and considering the impact of the impairment recognised on the investment property held by the intercompany debtor, which supports recoverability of the loan; • engaged with our internal valuation expert who evaluated the reasonableness of the current year valuation of the investment properties, including assessing the appropriateness of the methodologies and key inputs applied; • assessed whether the expected credit loss provision recognised was consistent with the current year valuation and the long-dated nature of the intercompany loans, which are not contractually due for repayment until 2068; • cross-referenced our work on going concern (as detailed above), taking into account the absence of any contractual repayment obligations within the next 12 months, to ensure that the findings and conclusions were consistent across both assessments; and • assessed the completeness and accuracy of the related disclosures in the financial statements in accordance with FRS 101 “Reduced Disclosure Framework”. <p>Our observations</p> <p>Based on the procedures performed, we have no issues to report in respect of this work.</p>

Independent auditor’s report to the members of Fernando JSN Plc *(continued)*

Our application of materiality and an overview of the scope of our audit

The scope of our audit was influenced by our application of materiality. We set certain quantitative thresholds for materiality. These, together with qualitative considerations, helped us to determine the scope of our audit and the nature, timing and extent of our audit procedures on the individual financial statement line items and disclosures and in evaluating the effect of misstatements, both individually and on the financial statements as a whole. Based on our professional judgement, we determined materiality for the financial statements as a whole as follows:

Overall materiality	£4,386k
How we determined it & rationale for benchmark applied	<p>Our benchmark was 1% of gross assets.</p> <p>We believe that gross assets are an appropriate benchmark as the loan note is the key area for consideration by the board in this entity. Thus a balance sheet materiality was more relevant.</p> <p>The entity also has listed debt leading us to adopt a materiality at the lower end of the benchmark.</p>
Performance materiality	<p>Performance materiality is set to reduce to an appropriately low level the probability that the aggregate of uncorrected and undetected misstatements in the financial statements exceeds materiality for the financial statements as a whole.</p> <p>We set performance materiality at £3,289k, which represents 75% of overall materiality.</p> <p>This has been deemed appropriate as there are no material historical errors.</p>
Reporting threshold	<p>We agreed with the directors that we would report to them misstatements identified during our audit above £132k as well as misstatements below that amount that, in our view, warranted reporting for qualitative reasons.</p>

As part of designing our audit, we assessed the risk of material misstatement in the financial statements, whether due to fraud or error, and then designed and performed audit procedures responsive to those risks. In particular, we looked at where the directors made subjective judgements, such as assumptions on significant accounting estimates.

We tailored the scope of our audit to ensure that we performed sufficient work to be able to give an opinion on the financial statements as a whole. We used the outputs of our risk assessment, our understanding of the company, its environment, controls, and critical business processes, to consider qualitative factors to ensure that we obtained sufficient coverage across all financial statement line items.

Independent auditor's report to the members of Fernando JSN Plc *(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 our 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 audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to 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 this other information, we are required to report that fact.

We have nothing to report in this regard.

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

Matters on which we are required to report by exception

In 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 strategic report or 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; and
- we have not received all the information and explanations we require for our audit.

Independent auditor's report to the members of Fernando JSN Plc *(continued)*

Responsibilities of Directors

As explained more fully in the directors' responsibilities statement set out on page 4 and 5, 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.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below. Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud.

Based on our understanding of the company and its industry, we considered that non-compliance with the following laws and regulations might have a material effect on the financial statements: General Data Protection Regulation and requirements of the loan note – Article 761 of Companies Act of 2006.

To help us identify instances of non-compliance with these laws and regulations, and in identifying and assessing the risks of material misstatement in respect to non-compliance, our procedures included, but were not limited to:

- gaining an understanding of the legal and regulatory framework applicable to the company and the industry in which it operates, and considering the risk of acts by the company which were contrary to the applicable laws and regulations, including fraud;
- inquiring of the directors, management and, where appropriate, those charged with governance, as to whether the company is in compliance with laws and regulations, and discussing their policies and procedures regarding compliance with laws and regulations;
- reviewing minutes of directors' meetings in the year; and
- discussing amongst the engagement team the laws and regulations listed above, and remaining alert to any indications of non-compliance.

We also considered those laws and regulations that have a direct effect on the preparation of the financial statements, such as tax legislation and the Companies Act 2006.

Independent auditor's report to the members of Fernando JSN Plc *(continued)*

In addition, we evaluated the directors' and management's incentives and opportunities for fraudulent manipulation of the financial statements, including the risk of management override of controls, and determined that the principal risks related to posting manual journal entries to manipulate financial performance, management bias through judgements and assumptions in the significant accounting estimate surrounding expected credit losses, and significant one-off or unusual transactions.

Our procedures in relation to fraud included but were not limited to:

- making enquiries of the directors and management on whether they had knowledge of any actual, suspected or alleged fraud;
- gaining an understanding of the internal controls established to mitigate risks related to fraud;
- discussing amongst the engagement team the risks of fraud; and
- addressing the risks of fraud through management override of controls by performing journal entry testing.

There are inherent limitations in the audit procedures described above and the primary responsibility for the prevention and detection of irregularities including fraud rests with management. As with any audit, there remained a risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal controls.

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

Use of the audit 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.



Stephen Brown (Apr 24, 2026 11:59:38 GMT+1)

Stephen Brown (Senior Statutory Auditor) for and on behalf of Forvis Mazars LLP

Chartered Accountants and Statutory Auditor

The Pinnacle

160 Midsummer Boulevard

Milton Keynes

MK9 1FF

24 April 2026

Statement of Comprehensive Income for the year ended 31 October 2025

	Notes	2025 £	2024 £
<i>Continuing Operations</i>			
Administrative expenses		(3,325)	(3,534)
Impairment (loss) / gain on financial assets	11	(67,858,297)	10,879,117
Operating (Loss) / profit		(67,861,622)	10,875,583
Interest receivable and similar income	6	27,951,532	29,102,804
Interest payable and similar expenses	7	(27,951,532)	(29,102,804)
(Loss) / profit before taxation		(67,861,622)	10,875,583
Taxation	8	-	-
(Loss) / profit for the year		(67,861,622)	10,875,583
Other comprehensive income		-	-
Total comprehensive (loss) / income		(67,861,622)	10,875,583

The notes on pages 16 to 26 form part of these financial statements.

Statement of Financial Position as at 31 October 2025

(Company number 12318000)

	Notes	2025	2024
		£	£
Fixed assets			
Investments	9	52,764	52,764
Current assets			
Debtors: amounts due in less than one year	10	1,244,121	1,336,176
Debtors: amounts due after more than one year	11	-	39,814,710
		1,244,121	41,150,886
Cash at bank and in hand		-	-
Creditors: amounts falling due in less than one year	12	(1,262,411)	(1,351,141)
		(18,290)	39,799,745
Net current (liabilities) / assets			
		34,474	39,852,509
Creditors: Amounts falling due after more than one year	13	(437,257,467)	(409,213,880)
		(437,222,993)	(369,361,371)
Net liabilities			
Capital and reserves			
Called up share capital	14	52,764	52,764
Share Premium	14	276,266,452	276,266,452
Other Reserves	14	(276,266,452)	(276,266,452)
Capital Contribution Reserve	14	25,717	25,717
Profit and loss account	14	(437,301,474)	(369,439,852)
		(437,222,993)	(369,361,371)
Total deficit		(437,222,993)	(369,361,371)

The notes on pages 16 to 26 form part of these financial statements.

The financial statements on pages 13 to 26 were approved by the board of directors and authorised for issue on 24 April 2026 and are signed on its behalf by:



GJ Parcell
Director

Statement of Changes in Equity

	Called up Share capital £	Share Premium account £	Other reserves £	Capital Contribution Reserve £	Profit and loss account £	Total equity £
Balance at 31 October 2023	52,764	276,266,452	(276,266,452)	25,717	(380,315,435)	(380,236,954)
Total comprehensive income for the year						
Profit	-	-	-	-	10,875,583	10,875,583
Profit and total comprehensive income for the year	-	-	-	-	10,875,583	10,875,583
Balance at 31 October 2024	52,764	276,266,452	(276,266,452)	25,717	(369,439,852)	(369,361,371)
Total comprehensive loss for the year						
Loss	-	-	-	-	(67,861,622)	(67,861,622)
Loss and total comprehensive loss for the year	-	-	-	-	(67,861,622)	(67,861,622)
Balance at 31 October 2025	52,764	276,266,452	(276,266,452)	25,717	(437,301,474)	(437,222,993)

The notes on pages 16 to 26 form part of these financial statements.

Notes (forming part of the financial statements)

1 Accounting policies

Fernando JSN plc (the “company”) is a public company, limited by shares, incorporated, domiciled and registered in England in the UK. The registered number is 12318000 and the registered address is 8th Floor, 100 Bishopsgate, London, EC2N 4AG. The company acts as a holding and financing company for the group’s property-owning companies (“PropCos”).

1.1 Basis of Preparation

These financial statements were prepared in accordance with Financial Reporting Standard 101: Reduced Disclosure Framework (“FRS 101”).

The financial statements present information about the company as an individual undertaking. The company has not presented consolidated financial statements as it is a wholly-owned subsidiary undertaking. The ultimate parent undertaking, Fernando Parent Limited includes the company in its consolidated financial statements. The consolidated financial statements of Fernando Parent Limited are prepared in accordance with International Financial Reporting Standards and are available to the public and may be obtained from Companies House, Crown Way, Cardiff, CF14 3UZ.

In preparing these financial statements the company has taken advantage of certain disclosure exemptions conferred by FRS 101 and has not provided:

- a cash flow statement for the period and related notes;
- a statement of compliance with IFRS (a statement of compliance with FRS 101 is provided instead);
- disclosures in relation to the objectives, policies and process for managing capital;
- disclosure of the effect of future accounting standards not yet adopted;
- related-party transactions with other wholly-owned members of the group.
- related-party disclosures in respect of compensation to key management personnel.

In addition, and in accordance with FRS 101, further disclosure exemptions have been applied because equivalent disclosures are included in the consolidated financial statements of Fernando Parent Limited. These financial statements do not include certain disclosures in respect of:

- financial instrument disclosures as required by IFRS 7 Financial Instruments: Disclosures.

Historical cost convention

The financial statements have been prepared under the historical cost convention and in accordance with the Companies Act 2006.

Presentation and rounding

All amounts in this report are stated net of VAT unless the VAT incurred on a particular transaction is not recoverable in which case the transaction is recognised inclusive of VAT.

Amounts in this report have been rounded to the nearest pound.

Critical accounting estimates

The preparation of the financial statements requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the company’s accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements, are disclosed in note 2.

Notes *(continued)*

1 Accounting policies *(continued)*

1.2 Going Concern

The financial statements have been prepared on a going concern basis.

The Strategic Report sets out the company's business activities, together with the factors likely to affect its future development and performance, and details of its financial instruments and its exposure to foreign exchange risk, interest rate risk, credit risk and liquidity risk.

The company meets its day-to-day working capital requirements through cash generated by the Propcos, which have a continuous long-term and growing income stream. Settlement of interest due to the company on Fernando PropCo Holdings Limited's loan notes ("JD Notes"), and the company's obligations to pay interest on its Junior Secured Notes ("JSNs"), are both settled by payment-in-kind, rather than in cash, adding amounts due to the principal amount.

During the year Propcos' ground rent incomes grew as a result of the application of contractual inflationary increases. Warden apartment rental income increased as a result of inflationary rental increases partly offset by a small number of properties dispensing with the warden residential services. Transfer and related fees were in line with expectations.

In light of the net liability position, the company has received a letter of support from Fernando HoldCo Limited, its immediate parent company, that it will make available sufficient funds to ensure that the company can meet its financial liabilities for at least one year from the date of signing the financial statements, and thus the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

The directors note the JSNs are due in 2068. The directors intend to continue to review strategic options in the run up to their maturity and note that these will depend on the general economic conditions and the outcome of any leasehold reform that the current Government has indicated. Such options may include the marketing of the portfolio and a refinancing of the JSNs.

1.3 Foreign currency translation

The financial statements are presented in pounds sterling, which is Fernando JSN plc's functional and presentation currency. There were no foreign currency transactions in the period.

1.4 Investments in subsidiaries

Investments in subsidiaries are measured at cost less accumulated impairment.

1.5 Financial assets (Loan notes and other receivables)

Financial assets are recognised initially at fair value. Subsequent to initial recognition they are measured at amortised cost using the effective interest method.

Financial assets are derecognised when the rights to receive cash flows have expired or have been transferred and the company has transferred substantially all the risks and rewards of ownership. When there is no reasonable expectation of recovering part or all of a financial asset, its carrying value is written off.

Notes (continued)

1 Accounting policies (continued)

1.6 Impairment and expected credit losses

The company recognises loss allowances for expected credit losses (ECLs) on financial assets measured at amortised cost. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the company expects to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms. ECLs are recognised as follows:

- For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12-months (a 12-month ECL).
- For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default (a lifetime ECL).

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating ECLs, the company considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the company's historical experience and informed credit assessment, that includes forward-looking information. The company assumes that the credit risk on a financial asset has increased significantly if it is more than 30 days past due.

The company considers a financial asset in default when contractual payments are 90 days past due. However, in certain cases, the company may also consider a financial asset to be in default when internal or external information indicates that the company is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by the company.

At each reporting date, the company assesses whether financial assets carried at amortised cost are credit-impaired. A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred. Evidence that a financial asset is credit-impaired includes the following observable data: significant financial difficulty of the debtor or a breach of contract such as a default or being more than 90 days past due.

The maximum period considered when estimating ECLs is the maximum contractual period over which the company is exposed to credit risk.

ECL allowances for financial assets measured at amortised cost are deducted from the gross carrying amount of the assets.

The gross carrying amount of a financial asset is written off when the company has no reasonable expectations of recovering a financial asset in its entirety or a portion thereof.

1.7 Financial Liabilities (Loan notes and payables)

Financial liabilities are initially recognised at the fair value of the consideration received, net of transaction costs. They are subsequently measured at amortised cost using the effective interest method.

1.8 Cash and cash equivalents

Cash and cash equivalents include cash on hand, deposits held at call with financial institutions, other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

1.9 Provisions

A provision is recognised in the balance sheet when the company has a present legal or constructive obligation as a result of a past event, that can be reliably measured, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects risks specific to the liability.

Notes (continued)

1 Accounting policies (continued)

1.10 Interest receivable and interest payable

Interest receivable and interest payable is recognised in profit or loss as it accrues, using the effective interest method.

Dividend income is recognised in the profit and loss account on the date the entity's right to receive payments is established.

1.11 Taxation

Tax on the profit or loss for the period comprises current and deferred tax. Tax is recognised in the profit and loss for the period except to the extent that it relates to items recognised directly in equity or other comprehensive income, in which case it is recognised directly in equity or other comprehensive income.

Current tax is the expected tax payable or receivable on the taxable income or loss for the year, using tax rates enacted or substantively enacted at the balance sheet date, and any adjustment to tax payable in respect of previous periods.

Deferred tax is provided on temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. The amount of deferred tax provided is based on the expected manner of realisation or settlement of the carrying amount of assets and liabilities, using tax rates enacted or substantively enacted at the balance sheet date.

A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the temporary difference can be utilised.

2 Critical accounting judgements, estimates and assumptions

The preparation of the financial statements requires management to make judgments, estimates and assumptions that affect the reported amounts in the financial statements. Management continually evaluates its judgements and estimates in relation to assets, liabilities, contingent liabilities, revenue and expenses. Management bases its judgements, estimates and assumptions on historical experience and on other various factors, including expectations of future events, management believes to be reasonable under the circumstances. The resulting accounting judgements and estimates will seldom equal the related actual results. The judgements, estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Allowance for expected credit losses

The allowance for expected credit losses requires a degree of estimation and judgement. Management record an expected credit loss when the value of the outstanding total Group loan notes is greater than the value of the investment properties in the subsidiary PropCos, as the value of the properties will be used to settle the loan notes. Any shortfall will directly impact the company's JD notes receivable. The allowance for expected credit losses, as disclosed in note 11, is calculated based on the information available at the time of preparation. The actual credit losses in future years may be higher or lower.

Notes (continued)

2 Critical accounting judgements, estimates and assumptions (continued)

Leasehold reform

The government has brought the Leasehold and Freehold Reform Act (“LAFRA”) into statute. Aspects of this Act are yet to be finalised, viz the setting of capitalisation and deferment rates used in the valuation for enfranchisement. Depending on the progress of these aspects, the cashflows of the indirectly-held, property-holding subsidiaries of the company would be impacted. In such a case, the forecasts that underpin the portfolio valuation would not be achievable.

The government has also committed to further leasehold reform and was expected to issue a draft bill to this end prior to Christmas 2025 (the Commonhold and Leasehold Reform Bill, “CLRB”). If enacted, this would have a material impact on the cashflows of the indirectly-held, property-holding subsidiaries of the company, which, in turn, would also have a negative impact on the Propcos’ cashflows and valuation, with the corresponding risk that the value that may be recovered on the JD notes is also reduced by this amount. The value recovered on the JD notes will determine the funds available to repay the JSNs.

Following the loss in a judicial review of LAFRA by a group of freeholder litigants, the directors understand that an appeal has been lodged. The directors believe that the outcome of this appeal, or subsequent legal action, may have a direct impact on the implementation of LAFRA and CLRB.

3 Loss before taxation

Loss before taxation is stated after charging:

	2025	2024
	£	£
Auditor’s remuneration	-	-
	-	-
	-	-

The auditor’s remuneration of £18,775 (2024: £26,275) has been borne by Fernando HoldCo Limited, another group undertaking.

4 Number of employees

The entity did not have any employees in the year (2024: Nil).

5 Directors’ remuneration

The directors, who are considered key management personnel, did not receive any remuneration during the year (2024: £ Nil). The directors are remunerated by Fernando HoldCo Limited, another group undertaking.

6 Interest receivable

	2025	2024
	£	£
Interest income under the effective interest method on:		
Loan notes issued by other group undertakings held at amortised cost	27,951,532	29,102,804
	27,951,532	29,102,804
	27,951,532	29,102,804

Notes (*continued*)

7 Interest payable

	2025	2024
	£	£
Interest expense under the effective interest method on:		
Loan notes held at amortised cost	27,951,532	29,102,804
	<u> </u>	<u> </u>

8 Taxation

Recognised in the income statement

	2025	2024
	£	£
<i>UK corporation tax</i>		
Current tax on income for the year	-	-
Adjustment to tax charge in respect of previous periods	-	-
	<u> </u>	<u> </u>
Total current tax	-	-
	<u> </u>	<u> </u>
<i>Deferred tax</i>		
Origination and reversal of temporary differences	-	-
	<u> </u>	<u> </u>
Total deferred tax	-	-
	<u> </u>	<u> </u>
Tax expense in the income statement	-	-
	<u> </u>	<u> </u>

Reconciliation of tax expense

The tax assessed for the period is higher (*2024: lower*) than the effective rate of corporation tax in the UK 25% (*2024: 25%*). The differences are explained below:

	2025	2024
	£	£
(Loss) / profit for the year excluding taxation	(67,861,622)	10,875,583
Tax using the UK corporation tax rate of 25% (<i>2024: 25%</i>)	(16,965,405)	2,718,896
Expenses not allowable for tax purposes	16,964,574	-
Income not allowable for tax purposes	-	(2,719,779)
Group relief claimed	(3,600,724)	(1,464,443)
Adjustments to tax charge in previous periods	-	-
Movement in deferred tax not recognised	3,601,555	1,465,326
	<u> </u>	<u> </u>
Total tax expense	-	-
	<u> </u>	<u> </u>

At 31 October 2025, deferred tax assets have not been recognised on short-term timing differences of £51,086,179 (*2024: £36,679,959*) as there is material uncertainty as to when they might be reactivated and utilised.

Notes (continued)

9 Fixed asset investments

	Shares in group undertakings £
Cost	
At 1 November 2024	52,764
	52,764
At 31 October 2025	52,764
	52,764
Net book value	
At 1 November 2024	52,764
	52,764
At 31 October 2025	52,764
	52,764

The Company has the following investments in ordinary shares in the following subsidiaries. All subsidiaries are 100% owned and incorporated in England and Wales.

Subsidiary	Registered Office	Ownership
Fernando SSN plc	8th Floor, 100 Bishopsgate, London, EC2N 4AG	Direct
Fernando PropCo Holdings Limited	8th Floor, 100 Bishopsgate, London, EC2N 4AG	Indirect
Fairhold Homes Limited	304 Regent's Park Road, London, N3 2JX	Indirect
Fairhold Homes (No.2) Limited	304 Regent's Park Road, London, N3 2JX	Indirect
Fairhold Homes (No.3) Limited	304 Regent's Park Road, London, N3 2JX	Indirect
Fairhold Homes (No.4) Limited	304 Regent's Park Road, London, N3 2JX	Indirect
Fairhold Homes (No.6) Limited	304 Regent's Park Road, London, N3 2JX	Indirect
Fairhold Homes (No.7) Limited	304 Regent's Park Road, London, N3 2JX	Indirect
Fairhold Homes (No.9) Limited	304 Regent's Park Road, London, N3 2JX	Indirect
Fairhold Homes (No.11) Limited	304 Regent's Park Road, London, N3 2JX	Indirect
Fairhold Homes (No.13) Limited	304 Regent's Park Road, London, N3 2JX	Indirect
Fairhold Homes (No.14) Limited	304 Regent's Park Road, London, N3 2JX	Indirect
Fairhold Homes (No.15) Limited	304 Regent's Park Road, London, N3 2JX	Indirect
Littonace HMF Limited	304 Regent's Park Road, London, N3 2JX	Indirect
Littonace HMF No. 2 Limited	304 Regent's Park Road, London, N3 2JX	Indirect
Littonace (No.3) Limited [^]	8th Floor, 100 Bishopsgate, London, EC2N 4AG	Indirect
Littonace (No.4) Limited [^]	8th Floor, 100 Bishopsgate, London, EC2N 4AG	Indirect
Littonace (No.5) Limited [^]	8th Floor, 100 Bishopsgate, London, EC2N 4AG	Indirect
Littonace (No.6) Limited [^]	8th Floor, 100 Bishopsgate, London, EC2N 4AG	Indirect
Fairhold Homes (No.5) Limited [^]	8th Floor, 100 Bishopsgate, London, EC2N 4AG	Indirect

The principal activity of Fernando SSN plc is that of issuing loan notes to investors on behalf of the Group and to provide long-term financing to the members of the Group.

The principal activity of Fernando PropCo Holdings Limited is that of a holding company.

The principal activity of all other subsidiaries is that of property investment, specifically sheltered housing accommodation.

Companies denoted with [^] are considered to be dormant within the meaning of section 1169 of the Companies Act 2006.

Notes (continued)

10 Debtors: amounts due in less than one year

	2025	2024
	£	£
Accrued interest receivable from group undertakings	1,244,121	1,336,176
	<u> </u>	<u> </u>

11 Debtors: amounts due after more than one year

	2025	2024
	£	£
Loan notes issued to other group undertakings JD Notes	437,257,467	409,213,880
Less: Allowance for expected credit losses	(437,257,467)	(369,399,170)
	<u> </u>	<u> </u>
	-	39,814,710
	<u> </u>	<u> </u>

At the balance sheet date, the loan notes are not overdue. However, as a result of the events described in the credit risk paragraph of the Strategic Report on page 1, the directors consider that there has been an increase in the credit risk associated with the JD Notes. The directors believe it is appropriate to recognise a provision for lifetime expected credit losses of £437,257,467 (2024: £369,399,170) in accordance with stage 2 of the general impairment model set out in IFRS 9 and an amount of £67,858,297 has been charged to profit and loss in the year (2024: credit £10,879,117)

Movement in the expected credit loss provision in the year is, as follows:

	2025	2024
	£	£
Opening balance	369,399,170	380,278,287
Additional provisions recognised in the year	67,858,297	(10,879,117)
	<u> </u>	<u> </u>
Closing balance	437,257,467	369,399,170
	<u> </u>	<u> </u>

Terms and debt repayment schedule

	Currency	Rate	Year of maturity	Face Value 2025	Carrying amount 2025
				£	£
Unsecured loan notes	GBP	SONIA + 2%	2068	437,257,467	-

Under the terms of the loan notes, interest is 'paid-in-kind' and added to the outstanding principal at each semi-annual interest payment date and will be paid upon maturity. During the year interest of £28,043,587 (2024: £28,935,593) was paid-in-kind.

Notes *(continued)*

12 Creditors: amounts falling due in less than one year

	2025	2024
	£	£
Accrued interest	1,244,121	1,336,176
Other amounts due to group undertakings	18,290	14,965
	<u>1,262,411</u>	<u>1,351,141</u>

13 Creditors: amounts falling due after more than one year

	2025	2024
	£	£
Secured loan notes	437,257,467	409,213,880
	<u>437,257,467</u>	<u>409,213,880</u>

The secured loan notes represent interest-bearing loans and borrowings held at amortised cost and repayable after more than five years other than by instalments.

Terms and debt repayment schedule

	Currency	Rate	Year of maturity	Face Value 2025	Carrying amount 2025
				£	£
Secured loan notes	GBP	SONIA + 2%	2068	437,257,467	437,257,467

Under the terms of the loan notes, interest is 'paid-in-kind' and added to the outstanding principal at each semi-annual interest payment date and will be paid upon maturity. During the year interest of £28,043,587 (2024: £28,935,593) was paid-in-kind.

Notes (continued)

14 Capital and reserves

Share capital

No. of shares	No. of £1 ordinary shares	No. of £0.0001 ordinary shares	Total no. of ordinary shares
	50,001	276,269,215	276,319,216
	-----	-----	-----
At 31 October 2024 and 31 October 2025	50,001	276,269,215	276,319,216
	=====	=====	=====
	£1 ordinary shares £	£0.0001 ordinary shares £	Total ordinary shares £
Allotted, called up and fully paid			
	50,001	2,763	52,764
	-----	-----	-----
At 31 October 2024 and 31 October 2025	50,001	2,763	52,764
	=====	=====	=====

The holders of ordinary shares are entitled to receive dividends as declared from time to time and are entitled to one vote per share at meetings of the company.

Share Capital

This represents the nominal value received on issue of share capital.

Share Premium Account

This represents any premiums received on issue of share capital.

Capital Contribution Reserve

This represents contributions made to the equity capital of the business to which no entitlement to repayment or other consideration is attached.

Profit and Loss Account

This represents cumulative profit and loss net of distributions to owners.

Other Reserve

The other reserve has arisen as a result of the decision of the directors to recognise the investment in its subsidiary, Fernando PropCo Holdings Limited, at the nominal value of the shares issued to acquire it.

Notes *(continued)*

15 Related parties

As set out in note 1.1, in preparing these financial statements the company has taken advantage of certain disclosure exemptions conferred by FRS 101 and has not disclosed related-party transactions with other wholly-owned members of the group.

The holders of the Junior Secured Notes (see note 13) are also shareholders in Fernando Parent Limited, the ultimate parent company of the group. Interest paid-in-kind to related parties in the year on these loan notes totalled £28,043,587 (2024: £28,935,593) with a further amount of £1,244,121 (2024: £1,336,176) accrued but not yet due at the balance sheet date.

Amounts payable to related parties

At the reporting date, the following balances were payable to related parties:

	Creditors	<i>non-current</i> <i>amount</i>	Creditors	<i>non-current</i> <i>amount</i>
	2025	<i>2025</i>	2024	<i>2024</i>
	£000	<i>£000</i>	£000	<i>£000</i>
Shareholders in Fernando Parent Limited	438,502	437,257	410,550	409,214
	438,502	437,257	410,550	409,214

16 Contingent liabilities

The company is part of a wider group, ultimately headed by Fernando Parent Limited. As part of the financing arrangements of the group, the company has given a fixed and floating charge against all of its assets to cover the liabilities due by the group as a whole in respect of secured loan notes issued by the group.

17 Ultimate parent company and parent company of larger group

The company is a subsidiary undertaking of Fernando HoldCo Limited, a company incorporated in the United Kingdom. The ultimate parent company is Fernando Parent Limited, a company incorporated in the United Kingdom. There is no ultimate controlling party.

The largest and smallest group in which the results of the company are consolidated is that headed by Fernando Parent Limited, 8th Floor, 100 Bishopsgate, London, EC2N 4AG. The consolidated financial statements of the group are available to the public and may be obtained from Companies House, Crown Way, Cardiff CF14 3UZ.

18 Post Balance Sheet Events

The current government has committed to further leasehold reform. In January 2026, the government published the CLRB. Within this, amongst other things, the government has proposed to introduce a cap of £250 pa on ground rents, effective in 2028, with no inflation thereafter until moving ground rents to a peppercorn (i.e. zero) in 2068. The directors are seeking to exclude the portfolio of its indirectly-held subsidiaries from this based on a “quid pro quo” exemption. Should this not be successful, and should the CLRB be brought into statute largely in its current form, the income streams from the Propcos would be materially impacted and the valuation of the Group’s portfolio would be significantly reduced.

The government has also indicated that it will look further into the way that any CLRB enactment would interface with LAFRA, and, accordingly, it is unclear as to whether the 0.1% limit of ground rent to lease premium for enfranchisement valuation would continue to apply.

The outcome of an appeal hearing sought by six litigating freeholders to the legality of LAFRA is outstanding. Should this appeal be allowed, and subsequently be successful, it is possible that this would have an impact on the application of LAFRA and potentially the CLRB.