

PHOENIX (MOOR HOUSE 1) LIMITED

(formerly PEARL (MOOR HOUSE 1) LIMITED)

Company Registration Number: 3950821

DIRECTORS' REPORT AND FINANCIAL STATEMENTS for the year ended 31 December 2020

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PHOENIX (MOOR HOUSE 1) LIMITED
(formerly PEARL (MOOR HOUSE 1) LIMITED)

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PHOENIX (MOOR HOUSE 1) LIMITED
(formerly PEARL (MOOR HOUSE 1) LIMITED)

Directors' report

The Directors present their report and the financial statements of Phoenix (Moor House 1) Limited ('the Company') for the year ended 31 December 2020.

The Company is incorporated in the United Kingdom as a private limited company. Its registration number is 3950821 and its Registered Office is 1, Wythall Green Way, Wythall, Birmingham B47 6WG.

The financial statements of the Company have been prepared in accordance with international accounting standards in conformity with the requirements of the Companies Act 2006.

Business review

The Company previously acted as a partner with Phoenix (Moor House 2) Limited and Hammerson Moor House (LP) Limited in an investment partnership, The Moor House Limited Partnership to develop Moor House, London. The Company nominally held a 499/3000th interest in The Moor House Limited Partnership on behalf of its immediate parent undertaking, Phoenix Life Assurance Limited. On 27 January 2020, the Moor House Limited Partnership was dissolved.

On 12 January 2020, the Company changed its name from Pearl (Moor House 1) Limited to Phoenix (Moor House 1) Limited.

Principal activities

The Company has not traded during the year.

Result and dividends

There was no profit or loss for the year ended 31 December 2020 (2019: £nil) and the Directors do not recommend the payment of a dividend (2019: £nil).

Position as at 31 December 2020

The net assets of the Company at 31 December 2020 were £1 (2019: £1).

Key Performance Indicators ('KPIs')

As the Company is dormant and has not traded during the year, the Directors are of the opinion that analysis using KPI's is not necessary for an understanding of the development, performance or position of the business.

Principal risks and uncertainties

As the Company is not conducting any business, there are deemed to be no material risks.

Directors and their interests

The names of those individuals who served as Directors of the Company during the year or who held office as at the date of signature of this report are as follows:

A Moss	
J Buffham	Appointed 1 June 2021
R Sheriff	Resigned 1 June 2021

Secretary

Pearl Group Secretariat Services Limited acted as Secretary throughout the year.

Disclosure of indemnity

Qualifying third party indemnity arrangements (as defined in section 234 of the Companies Act 2006) were in force for the benefit of the Directors of the Company during the year and remain in place at the date of approval of this report.

Small companies' exemption

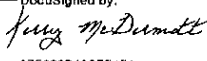
The Company has taken advantage of the exemption in section 414 of the Companies Act 2006 relating to small companies not to prepare a Strategic report.

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Auditors

The financial statements have not been audited as the Company is entitled to the exemption provided by section 480 of the Companies Act 2006 relating to dormant companies and no notice under section 476(1) has been deposited at the Company's registered office requiring the Company to obtain an audit of the financial statements.

On behalf of the Board

DocuSigned by:

97E926B46C7E474

K McDermott
For and on behalf of Pearl Group Secretariat Services Limited
Company Secretary

21 September 2021

PHOENIX (MOOR HOUSE 1) LIMITED
(formerly PEARL (MOOR HOUSE 1) LIMITED)

Statement of Directors' responsibilities

The Directors are responsible for preparing the Directors' report and the Company's financial statements ("the financial statements") in accordance with applicable United Kingdom law and regulations.

Company law requires the Directors to prepare financial statements for each financial year. Under the law the Directors have elected to prepare those statements in accordance with international accounting standards in conformity with the requirements of the Companies Act 2006. Under company law, the Directors must not approve the financial statements unless they are satisfied that they present fairly the financial performance, financial position and cash flows of the Company for the accounting period. A fair presentation of the financial statements in accordance with International Financial Reporting Standards ("IFRS") requires the Directors to:

- select suitable accounting policies in accordance with IAS 8: *Accounting Policies, Changes in Accounting Estimates and Errors* and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- present information, including accounting policies, in a manner that provides relevant, reliable, comparable and understandable information;
- provide additional disclosures when compliance with the specific requirements in IFRS is insufficient to enable users to understand the impact of particular transactions, other events and conditions on the Company's financial position and financial performance;
- state that the Company has complied with international accounting standards in conformity with the requirements of the Companies Act 2006, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that 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 Companies Act 2006. They are also responsible for safeguarding the assets of the Company and hence taking reasonable steps for the prevention and detection of fraud and other irregularities.

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Statement of financial position
as at 31 December 2020

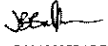
	Notes	As at 31 December 2020 £	As at 31 December 2019 £
Equity attributable to owners			
Share capital	4	1	1
Total equity		<u>1</u>	<u>1</u>
Total equity and liabilities		<u>1</u>	<u>1</u>
Current assets			
Other receivables	5	1	1
Total current assets		<u>1</u>	<u>1</u>
Total assets		<u>1</u>	<u>1</u>

For the year ended 31 December 2020 the Company is entitled to exemption under section 480 of the Companies Act 2006 ('the Act') relating to dormant companies.

The members have not required the Company to obtain an audit of its accounts for the year in question in accordance with section 476 of the Act (which permits 10% of members to make such a request).

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

On behalf of the Board

DocuSigned by:

D2318085BABF49F

J Buffham
Director

21 September 2021

PHOENIX (MOOR HOUSE 1) LIMITED
(formerly PEARL (MOOR HOUSE 1) LIMITED)

Notes to the financial statements

1. Accounting policies

(a) Basis of preparation

The financial statements have been prepared on a historical cost basis.

The Directors do not consider the Company to be a going concern as there is an intention to liquidate. Consequently, the financial statements are prepared on a break-up basis. They are not materially different from those that would be prepared on a going concern basis.

The Company has taken advantage of the exemption in section 414 of the Companies Act 2006 relating to small companies not to prepare a Strategic report.

The financial statements are presented in sterling (£) rounded to the nearest £ except where otherwise stated.

Statement of compliance

The financial statements for the year ended 31 December 2020 have been prepared in accordance with international accounting standards in conformity with the requirements of the Companies Act 2006.

Financial assets and financial liabilities are offset and the net amount reported in the statement of financial position only when there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis, or to realise the assets and settle the liability simultaneously. Income and expenses are not offset in the income statement unless required or permitted by an international financial reporting standard or interpretation, as specifically disclosed in the accounting policies of the Company.

(b) Critical accounting estimates and judgements

The Company makes estimates and assumptions that affect the reported amounts of assets and liabilities within the next financial year. Estimates and judgements are continually evaluated based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The area that the directors consider particularly susceptible to changes in estimates and assumptions are detailed below:

Impairment of financial assets

The impairment provisions for financial assets disclosed in note (d) are based on assumptions about risk of default and expected loss rates. The Company uses judgement in making these assumptions and selecting the inputs to the impairment calculation, based on the company's past history and existing market conditions as well as forward looking estimates at the end of each reporting period. For details of the key assumptions and inputs used, see note (d).

(c) Share capital

The Company has issued ordinary shares which are classified as equity. Incremental external costs that are directly attributable to the issue of these shares are recognised in equity, net of tax.

(d) Financial assets

Classification of Financial assets

Financial assets are measured at amortised cost where they have:

- contractual terms that give rise to cash flows on specified dates, that represent solely payments of principal and interest on the principal amount outstanding; and
- are held within a business model whose objective is achieved by holding to collect contractual cash flows.

These financial assets are initially recognised at cost, being the fair value of the consideration paid for the acquisition of the financial asset. All transaction costs directly attributable to the acquisition are also included in the cost of the financial asset. Subsequent to initial recognition, these financial assets are carried at amortised cost, using the effective interest method.

Financial assets measured at amortised cost are included in note 5.

Impairment of financial assets

The Company assesses expected credit losses associated with its other receivables carried at amortised cost. The impairment methodology depends upon whether there has been a significant increase in credit risk.

The Company measures loss allowances which have low credit risk using the 12-month Expected Credit Loss (ECL). A simplified approach is used to determine the loss allowances for other receivables as these are always measured at an amount equal to lifetime ECLs. See note 6 for detail of how the Company assesses whether the credit risk of a financial asset has increased since initial recognition and when estimating ECLs.

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1. Accounting policies (continued)

The loss allowance reduces the carrying value of the financial asset and is reassessed at each reporting date. ECLs are recognised using a provision for doubtful debts account in profit and loss. For other receivables, the ECL rate is recalculated each reporting period taking into account which counterparties are included in the reporting period.

ECLs are derived from probability-weighted estimates of expected loss, and are measured as follows:

- 12-month ECLs – Total expected credit losses that result from default events that are possible within 12 months after the reporting date.
- Lifetime ECLs – Expected credit losses that result from all possible default events over the expected life of the financial asset.

No significant changes to estimation techniques or assumptions were made during the reporting period.

2. Financial information

The financial statements for the year ended 31 December 2020, set out on pages 4 to 8, were authorised by the Board of Directors for issue on 21 September 2021. The financial statements have been prepared in accordance with International Financial Reporting Standards ('IFRS').

There have been no transactions during the current or prior year and therefore no statement of comprehensive income and no statement of changes in equity have been prepared.

The Company held no cash balances during the current or prior year and accordingly no statement of cash flows has been prepared.

Adoption of New Accounting Pronouncements in 2020

In preparing the financial statements, the Company has adopted the following standards, interpretations and amendments which have been issued by the International Accounting Standards Board ('IASB'):

- Amendments to IAS 1 Presentation of Financial Statements and IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors: Amendments clarify the definition of material and how it should be applied.
- Amendments to the References to the Conceptual Framework in IFRS Standards.

These new and amended standards do not currently have any impact on the Company.

Other new or amended accounting standards issued by the IASB are not considered to have a significant impact on the Company's financial statements or accounting policies.

Effect of Brexit

On 31 January 2020, the UK left the EU and consequently EFRAG will no longer endorse IFRSs for use in the UK. Legislation is in place to onshore and freeze EU-adopted IFRSs and from 1 January 2021 the Company will apply UK-adopted International Accounting Standards. The European Commission's powers to endorse and adopt IFRSs will be delegated by the Secretary of State to the UK Endorsement Board.

3. Directors' remuneration

None of the Directors received any remuneration in respect of their services to the Company during the year (2019: £nil).

4. Share capital

	2020	2019
	£	£
Issued and fully paid: 1 (2019: 1) ordinary share of £1 each	<u>1</u>	<u>1</u>

The Company's Articles of Association contain a restriction on the number of shares that may be allotted.

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5. Other receivables

	2020 £	2019 £
Amounts due from parent	<u>1</u>	<u>1</u>
Amount recoverable after 12 months	<u>-</u>	<u>-</u>

6. Capital and risk management

The Company's capital comprises share capital. The total capital of the Company at 31 December 2020 was £1 (2019: £1).

There are no externally imposed capital requirements on the Company. The Company's capital is monitored by the Directors and managed on an on-going basis via a monthly close process to ensure that it remains positive at all times.

The Phoenix Group, of which the Company is a member, applies a consistent methodology for the identification, assessment, management and reporting of risk that includes a high level framework for the management of key risks within each business unit.

The principal risk and uncertainty facing the Company is credit risk. Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation. These obligations can relate to both recognised and unrecognised assets and liabilities.

Credit risk management practices

The Company's current credit risk grading framework comprises the following categories:

Category	Description	Basis for recognising ECL
Performing	The counterparty has a low risk of default and does not have any past-due amounts	12 month ECL
Doubtful	There has been a significant increase in credit risk since initial recognition	Lifetime ECL (not credit impaired)
In default	There is evidence indicating the asset is credit-impaired	Lifetime ECL (credit impaired)
Write-off	There is evidence indicating that the debtor is in severe financial difficulty and the Group has no realistic prospect of recovery	Amount is written off

The table below details the credit risk quality of the Company's financial assets, as well as the Company's maximum exposure to credit risk by credit risk rating grades:

2020 Financial assets	Note	External credit rating	Internal credit rating	ECL recognition	Gross carrying amount £	Loss allowance £	Net carrying amount £
Other receivables	5	N/A	Performing	12 month ECL	1	-	1

2019 Financial assets	Note	External credit rating	Internal credit rating	ECL recognition	Gross carrying amount £	Loss allowance £	Net carrying amount £
Other receivables	5	N/A	Performing	12 month ECL	1	-	1

The Company considers reasonable and supportable information that is relevant and available without undue cost or effort to assess whether there has been a significant increase in risk since initial recognition. This includes quantitative and qualitative information and also, forward-looking analysis.

Other receivables – the Company is exposed to credit risk relating to other amounts owed by Group entities, which is considered low risk. The Company assesses whether there has been a significant increase in credit risk since initial recognition by assessing whether there has been any historic defaults, by reviewing the going concern assessment of the borrower, the long term stability of the Phoenix Group and the ability of the parent company to prevent a default by providing a capital or cash injection.

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6. Capital and risk management (continued)

The Company writes off a financial asset when there is information indicating the counterparty is in severe financial difficulty and there is no realistic prospect of recovery, e.g. when the counterparty has been placed under liquidation or has entered into bankruptcy proceedings. Financial assets written off may still be subject to enforcement activities under the Company's recovery procedures, taking into account legal advice where appropriate. Any recoveries made are recognised in profit or loss.

7. Related party transactions

The Company enters into transactions with related parties in its normal course of business. These are at arm's length on normal commercial terms.

Amounts due to related parties

	2020	2019
	£	£
Amounts due from immediate parent	<u>1</u>	<u>1</u>

Key management compensation

The total compensation payable to employees classified as key management, which comprises the Directors, is disclosed in note 3.

Parent and ultimate parent entity

Information on the Company's parent and ultimate parent is given in note 8.

8. Other information

The Company's principal place of business is the United Kingdom.

The Company's immediate parent is Phoenix Life Assurance Limited and its ultimate parent is Phoenix Group Holdings Public Limited Company ('PGH plc'), a company incorporated in the United Kingdom. A copy of the financial statements of PGH plc can be obtained from the Company Secretary, The Phoenix Group, 20 Old Bailey, London, EC4M 7AN or www.thephoenixgroup.com.