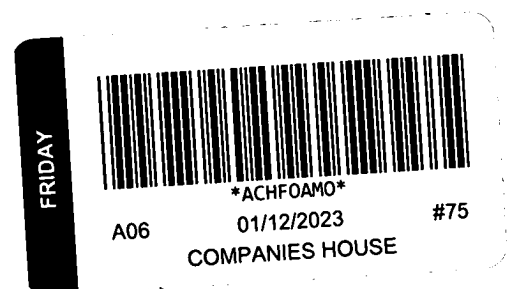


Registered number: 13450133

Finsbury Square 2021-2 Parent Limited

**Directors' report and unaudited financial statements
for the year ended 31 March 2023**



Finsbury Square 2021-2 Parent Limited

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Finsbury Square 2021-2 Parent Limited

Company information

Directors	A Sternberg CSC Directors (No.1) Limited CSC Directors (No.2) Limited
Company secretary	CSC Corporate Services (UK) Limited
Registered office	10th Floor 5 Churchill Place London E14 5HU
Registered number	13450133

Finsbury Square 2021-2 Parent Limited

Directors' report for the year ended 31 March 2023

The directors of Finsbury Square 2021-2 Parent Limited (the Company) present their report and the unaudited financial statements of the Company for the year ended 31 March 2023.

Principal activity

The Company was incorporated in England and Wales on 10 June 2021 as a holding company for Finsbury Square 2021-2 plc (the subsidiary). The principal activity of the subsidiary is the investment in mortgage assets secured by first charges over properties within the United Kingdom.

Results and dividends

The profit for the year, after taxation, amounted to £nil (Period from 10 June 2021 to 31 March 2022: £12,555).

The directors do not recommend the payment of a dividend (Period from 10 June 2021 to 31 March 2022: £nil).

Future developments

The directors of the Company do not envisage any future change in the Company's principal activity.

Directors

The directors who held office during the year and up to the date of signing the financial statements are given below:

A Sternberg
CSC Directors (No.1) Limited
CSC Directors (No.2) Limited

None of the directors had any interests in the shares of the Company. None of the directors had any interest either during or at the end of the year in any material contract or arrangement with the Company.

Going concern

The financial statements have been prepared on a going concern basis. In assessing the appropriateness of the going concern basis, the directors have taken account of all relevant information available covering a period of at least twelve months from the date of approval of the financial statements.

Employees

The Company does not have any employees (Period from 10 June 2021 to 31 March 2022: none).

Qualifying third party indemnity provisions

Qualifying third party indemnity provisions for the benefit of the directors were in force during the year under review and remain in force as at the date of approval of the directors' report and financial statements.

Finsbury Square 2021-2 Parent Limited

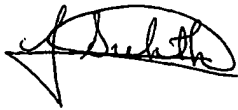
Directors' report for the year ended 31 March 2023

Small company exemption

In preparing this report, the directors have taken advantage of the small companies exemption provided by section 415A of the Companies Act 2006.

The directors have also taken advantage of the small companies exemption provided by section 414B of the Companies Act 2006 and not prepared a strategic report.

Approved by the board and signed on its behalf by:



Sukanthapriya Jeyaseelan
Per pro CSC Directors (No.1) Limited, as Director
10th Floor 5 Churchill Place
London
E14 5HU

Date: 30 November 2023

Finsbury Square 2021-2 Parent Limited

Statement of directors' responsibilities in respect of the directors' report and the financial statements

The directors are responsible for preparing 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. Under that law they have elected to prepare the financial statements in accordance with UK accounting standards and applicable law (UK Generally Accepted Accounting Practice), including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland as amended by section 1A 'Small Entities'.

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 the profit or loss of the Company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- assess the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

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 responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Company and to prevent and detect fraud and other irregularities.

Finsbury Square 2021-2 Parent Limited

Statement of comprehensive income for the year ended 31 March 2023

	Year ended 31 March 2023 £	Period from 10 June 2021 to 31 March 2022 £
Turnover	—	15,500
Profit before taxation	—	15,500
Tax on profit	—	(2,945)
Profit after taxation	—	12,555

All amounts relate to continuing operations.

There were no items of other comprehensive income for the current year or prior period and therefore no separate statement of other comprehensive income has been presented.

The notes on pages 8 to 10 are an integral part of these financial statements.

Finsbury Square 2021-2 Parent Limited

Statement of financial position as at 31 March 2023

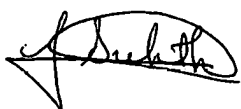
Registered number: 13450133

	Note	2023 £	2022 £
Non-current assets			
Investment in subsidiary	5	12,501	12,501
Current assets			
Cash and cash equivalents		55	3,000
Total assets		<u>12,556</u>	<u>15,501</u>
Current liabilities			
Creditors: amounts falling due within one year	6	—	(2,945)
Total assets less current liabilities		<u>12,556</u>	<u>12,556</u>
Net assets		<u>12,556</u>	<u>12,556</u>
Capital and reserves			
Called up share capital	7	1	1
Retained earnings		12,555	12,555
Total equity		<u>12,556</u>	<u>12,556</u>

The Company's financial statements for the year ended 31 March 2023 have been delivered in accordance with the provisions applicable to companies subject to the small companies' regime.

- The Company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small entities.
- Members have not required the Company to obtain an audit in accordance with section 476 of the Companies Act 2006.
- The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and for preparing financial statements.

The financial statements were approved and authorised for issue by the board on 30 November 2023 and were signed on its behalf by:



Sukanthapriya Jeyaseelan
Per pro CSC Directors (No. 1) Limited, as Director

Date: 30 November 2023

The notes on pages 8 to 10 form an integral part of these financial statements.

Finsbury Square 2021-2 Parent Limited

Statement of changes in equity for the year ended 31 March 2023

	Called up share capital	Retained earnings	Total equity
	£	£	£
Opening balance at 10 June 2021	—	—	—
Proceeds from issue of shares	1	—	1
Profit for the financial period	—	12,555	12,555
Balance at 31 March 2022	<u>1</u>	<u>12,555</u>	<u>12,556</u>
Balance at 1 April 2022	1	12,555	12,556
Profit for the financial year	—	—	—
Balance at 31 March 2023	<u>1</u>	<u>12,555</u>	<u>12,556</u>

The notes on pages 8 to 10 form an integral part of these financial statements.

Finsbury Square 2021-2 Parent Limited

Notes to the financial statements for the year ended 31 March 2023

1 General information

Finsbury Square 2021-2 Parent Limited's (the Company) principal activity is to act as an investment holding company of Finsbury Square 2021-2 plc, whose principal activity is the investment in mortgage assets secured by first charges over properties within the United Kingdom.

The Company is a private company limited by shares and is incorporated and domiciled in England, United Kingdom. The address of its registered office is at 10th Floor 5 Churchill Place London, E14 5HU.

2 Statement of compliance

The individual financial statements of the Company have been prepared in compliance with United Kingdom Accounting Standards, including Financial Reporting Standard 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland' as amended by section 1A 'Small Entities' and the Companies Act 2006.

3 Accounting policies

3.1. Basis of preparation

The financial statements have been prepared on the going concern basis and under the historical cost convention.

The Company has taken advantage of the exemptions available under FRS 102 section 1A and the Small Entities Regime.

The Company's financial statements are presented in Pounds Sterling (£).

3.2. Consolidated accounts

Consolidated accounts have not been prepared as the Company has no variable returns from the entities in which it has investments and therefore is not required to consolidate.

3.3. Turnover

Turnover represents amounts received by the Company in consideration for procuring that its subsidiary shall enter into a securitisation transaction with KHL Mortgage Services Limited and to execute all related documents.

3.4. Investment in subsidiary

Investments in subsidiary companies are held at cost less accumulated impairment losses.

3.5. Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

Finsbury Square 2021-2 Parent Limited

Notes to the financial statements for the year ended 31 March 2023

3.6. Taxation

The tax expense for the year comprises current tax. Tax is recognised in the statement of comprehensive income, except to the extent that it relates to items recognised in other comprehensive income or directly in total equity. In this case the tax is also recognised in other comprehensive income or directly in total equity, respectively.

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the statement of financial position date in the countries where the company operates and generates taxable income. Management periodically evaluates positions taken in tax returns in respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

4 Directors and fees

None of the directors received any emoluments during the year for their services to the Company nor received any benefits from the Company (Period from 10 June 2021 to 31 March 2022: £nil).

The Company does not have any employees (Period from 10 June 2021 to 31 March 2022: none).

5 Investments in subsidiary

	2023	2022
	£	£
Shares in group undertaking	<u>12,501</u>	<u>12,501</u>

Investments comprise equity shares held in Finsbury Square 2021-2 plc.

At 31 March 2023, the Company held 1 fully paid ordinary share of £1 and 49,999 quarter paid ordinary shares of £1 each in Finsbury Square 2021-2 plc. This represents the entire issued capital of the subsidiary.

Company name	Registered office	Country of incorporation	Percentage shareholding	Principal activity
Finsbury Square 2021-2 plc	10th Floor 5 Churchill Place, London, E14 5HU, E14 5HU	United Kingdom	100%	Investment in mortgage loans

Finsbury Square 2021-2 Parent Limited

Notes to the financial statements for the year ended 31 March 2023

6 Creditors: amounts falling due within one year

	2023	2022
	£	£
Corporation tax payable	—	2,945
	<u>—</u>	<u>2,945</u>

7 Called up share capital

	2023	2022
	£	£
Allotted, called up and fully paid		
1 ordinary share of £1	<u>1</u>	<u>1</u>

8 Parent company and controlling party

The Company's immediate parent is CSC Corporate Services (UK) Limited, a company registered in England, United Kingdom.

The entire issued share capital of Finsbury Square 2021-2 Parent Limited is held by CSC Corporate Services (UK) Limited, on a discretionary trust basis for the benefit of certain charities.

9 Subsequent events

There are no significant events occurring after the statement of financial position date, up to the date of approval of the financial statements that would meet the criteria to be disclosed or adjusted in the financial statements as at 31 March 2023.