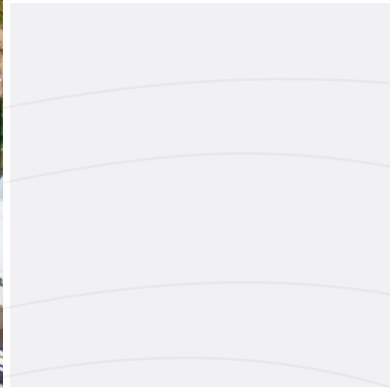
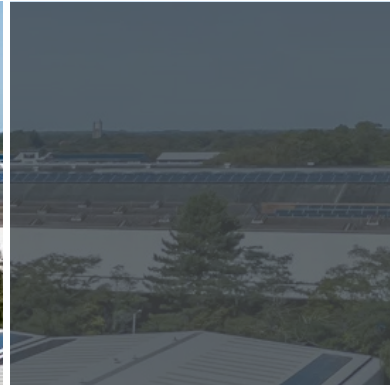
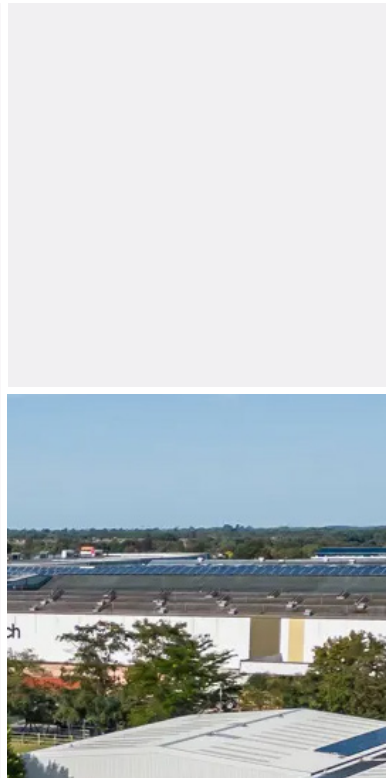


Interim Report and Financial Statements

For the period ended
30 September 2025



GLENSTONE REIT



I Introduction

We have continued to actively manage the portfolio assets whilst taking advantage of market opportunities. During the period, we acquired seven assets for a total of £10m, all of which were purchased off-market, reflecting Glenstone’s strong and credible reputation within the property sector. We disposed of three assets for £5m, demonstrating our disciplined approach to realising value where appropriate and redeploying proceeds into accretive opportunities. Although the NAV remains relatively static due to the timing of our year-end valuation schedule, our investment in AIRE has contributed a modest positive impact. Overall, despite prevailing economic challenges, our property income has remained resilient and has grown, allowing us to declare a higher PID for the six months to September 2025.



Property Income Distribution (“PID”)

An increased PID of 15p (PY:14p) was paid in October 2025, in respect of the quarter to 30 June 2025. A further 15p (PY: 15p) will be distributed in January 2026 with respect to the quarter ended 30 September 2025.

PID Per Share

HY 2025/26	30p
HY 2024/25	29p
HY 2023/24	28p

Rental Income

Rental income grew by 4.0%, when compared to the 30 September 2024 interims. The increase is due to the capture of rental reversion and a marginally higher investment position during the period, facilitated by existing banking facilities.

Rental Income

HY 2025/26	£5.38m
HY 2024/25	£5.18m
HY 2023/24	£4.51m

Net Property Income

Net Property Income has risen by 0.8%, when compared to the 30 September 2024 interims. The increase, as previously noted, reflects the capture of rental reversion and a slightly higher investment position; however, this was partially offset by higher utility costs, void expenses, and repairs.

Net Property Income

HY 2025/26	£4.60m
HY 2024/25	£4.56m
HY 2023/24	£4.04m

Operating Profit

Operating profit before gains and losses has decreased by 1.1%, when compared to the 30 September 2024 interims. The decrease primarily reflects expected inflation related increases in administrative costs and the costs associated with the cancelled share buyback scheme.

Operating Profit

HY 2025/26	£3.92m
HY 2024/25	£3.97m
HY 2023/24	£3.43m

Profit Before Taxation

Profit before taxation has decreased by 17.0% compared to the interim results for 30 September 2024. The main movement arises from valuation adjustments during the period, including the revised bid price of our investment in Alternative Income REIT (70p compared with 72p in 2024) and movements to lease incentive values. A small loss on the disposal of investment properties was also recorded, however, this is expected to reverse in the six months to 31 March 2026 following the profitable disposals completed after the period end, as outlined in the post-period section.

Profit Before Taxation

HY 2025/26	£3.93m
HY 2024/25	£4.73m
HY 2023/24	£2.49m

Net Asset Value ("NAV")

As usual the Board have not undertaken a publicised mid-year revaluation on the direct property holdings, however, a revaluation of the AIRE investment was required as a market price is available daily. The 30 September 2025 bid price of 70p, resulted in a book profit of £0.58m. The above has produced an increase in reported Glenstone NAV per share. The 30 September 2025 NAV totals £13.02 per share.

Property Purchases

Industrial – DX Network Services, Foxtail Road, Ipswich

£ **2.9**_m

6.0%

The unit comprises 21,125 square feet of newly refurbished and well specified space. The freehold industrial investment is located on the established Ransomes Europark estate, a short distance off the A14. Let to DX Network Services Limited on a new unbroken 10-year lease expiring 1 February 2035.



Industrial – Ambipar Response, Spring Hill Road, Barnsley

£ **1.8**_m

6.4%

Situated in a strong industrial location to the east of Barnsley approximately equidistance from the M1 and A1 motorways. The property comprises 16,558 square feet of detached warehousing space, built in 2004. Let to Ambipar Response Limited on a new unbroken 10-year lease expiring 8 April 2035.



Portfolio Purchase

£5.0_m

7.7%

In the first week of July, we acquired a £5.0m portfolio comprising five properties, delivering a Net Initial Yield of 7.7%. The portfolio includes four industrial units and one office building and is considered highly reversionary. Two of the assets, located in Uttoxeter and Chichester, are let to Howdens; the unit in Corsham is occupied by Knorr-Bremse Rail Systems; and the remaining industrial unit in Worksop is let to Homefire Group. The portfolio provides c.80,000 of space, with a capital value per square foot of £62.50, substantially below the build cost of the assets.



Property Sales

In the six months to 30 September 2025 the Company sold three properties for £4.88m, realising a loss on disposal of £0.13m after all transaction costs. The principal asset in this disposal group was an industrial unit in Leeds, acquired in November 2020 for £2.33 million and sold at its 2025 book value of £3.55 million, delivering an ungeared annualised return of 15%. This disposal successfully completed the original business plan: to acquire the asset on a low rental base, implement a substantial rental uplift at review, and then crystallise the value achieved in order to recycle capital into new opportunities.

Gearing

As at 30 September 2025 net gearing stood at 21.5%. An increase on the year end net gearing of 17.3%. The increase is reflective of investment levels outweighing disposals. This has reduced significantly in Q3, which is explained in more detail in the post period section.

Voids



While elevated void levels may initially appear unfavourable, they can also indicate a proactive asset management approach, creating opportunities to reinvest in the portfolio and strengthen long-term returns. This has been demonstrated at our Northampton asset, which was successfully refurbished spanning the year end. In a strategic move to optimise shareholder value, we have secured a 14-month lease for the property while simultaneously agreeing the sale of the freehold for £4.7 million—well above the book value.

The void rate increased again from Q1 to Q2 following the vacancy of our Mildenhall asset. However, in Q3 the unit has been re-let at a rent 20% higher than the previous passing rent, evidencing continued leasing momentum and the importance of asset selection. Based on current expectations, the Board anticipates that the void rate will reduce to below 4% by year end.

Post Period

We continue to actively manage the portfolio and to recycle capital effectively. Having completed our asset management initiatives, we are pleased to report the sale of our largest asset, North Quay in Newhaven—an overland storage and waste facility—for £15.7m. The facility was originally acquired in 2019 for £9.9m.

Elsewhere, we disposed of a retail unit in Leatherhead due to its non-core nature, and we completed the sale of a shop and uppers in Wembley to the existing tenant at a price 20% above book value. As a result of these sales our net gearing has reduced to 12% in Q3.

Annual General Meeting 2026

The Board have decided that the 2026 AGM will be hosted, in Central London, on 16 September 2026. Details on timing and location will be provided in due course. If you have any questions on the half year financial results, please do not hesitate to contact any of the Board.



CL Powell MRICS
Chairman
December 2025



Consolidated statement of comprehensive income

	Unaudited	Audited	Unaudited
	6 months ended 30-Sep-25	12 months ended 31-Mar-25	6 months ended 30-Sep-24
	£	£	£
Rental and other income	5,383,851	10,735,180	5,175,006
Property operating expenses	(787,064)	(1,378,451)	(612,708)
Net property income	4,596,787	9,356,729	4,562,298
Administrative expenses	(674,404)	(1,441,741)	(595,676)
Operating profit before gains and losses	3,922,383	7,914,988	3,966,622
Profit / (loss) on disposal of investment properties	(130,180)	(16,553)	28,710
Fair value gain on investment properties	-	1,002,080	-
Value of incentives on investment properties	(202,810)	(119,605)	(53,542)
Gain on revaluation of tangible fixed assets	-	15,000	-
Profit on disposal of investments	-	26,485	-
Fair value gain on investments	579,764	-	1,007,774
Operating profit	4,169,157	8,822,395	4,949,564
Dividends received	599,089	1,239,561	614,742
Finance income	11,300	35,559	15,783
Finance expense	(848,331)	(1,638,550)	(845,307)
Profit before taxation	3,931,215	8,458,965	4,734,782
Taxation	-	13,351	(3,946)
Profit for the period	3,931,215	8,472,316	4,730,836

The principal accounting policies of the Group are set out in the Group's 2025 Annual Report and financial statements. The policies applied in the production of the interim profit and loss account remain unchanged. The financial information set out in this interim report does not constitute statutory accounts as defined in the Companies Act 2006.

Consolidated statement of financial position

	Unaudited	Audited	Unaudited
	30-Sep-25	31-Mar-25	30-Sep-24
	£	£	£
FIXED ASSETS			
Tangible assets	1,278,787	1,277,899	1,263,359
Investments	13,527,822	12,948,059	14,511,932
Investment property	153,372,706	147,749,840	148,910,311
	168,179,315	161,975,798	164,685,602
CURRENT ASSETS			
Debtors falling due within one year	1,275,732	1,292,818	1,065,122
Debtors falling due after one year	897,822	767,953	981,881
Cash at bank and in hand	1,702,824	2,311,640	1,816,852
	3,876,378	4,372,411	3,863,855
CREDITORS			
Amounts falling due within one year	(3,398,146)	(3,806,229)	(3,017,906)
NET CURRENT ASSETS/(LIABILITIES)	478,232	566,182	845,949
TOTAL ASSETS LESS CURRENT LIABILITIES	168,657,547	162,541,980	165,531,551
CREDITORS			
Amounts falling due after one year	(31,565,050)	(25,904,814)	(29,581,320)
NET ASSETS	137,092,497	136,637,166	135,950,231
CAPITAL AND RESERVES			
Called up share capital	210,658	210,659	210,658
Share premium account	61,454,038	61,454,038	61,454,038
Capital redemption reserve	22,687	22,687	22,687
Merger reserve	13,315,288	13,315,288	13,315,288
Fair value reserve	3,719,364	4,626,407	3,867,397
Profit and loss reserve	58,370,462	57,008,087	57,080,163
TOTAL EQUITY	137,092,497	136,637,166	135,950,231
NET ASSET VALUE PER SHARE	£13.02	£12.97	£12.91

The Group's financial statements for the year ended 31 March 2025, prepared under FRS102, have been filed with the Registrar of Companies. The auditor's report on those financial statements was unqualified.



GLENSTONE REIT

Company Information

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R P Maybury

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