

Quarterly update: 31 March 2026

Downing Estate Planning Service

Helping your clients support the next generation

Through the Downing Estate Planning Service (“the Service”) your clients invest in companies that we believe will qualify for Business Relief, providing them with Inheritance Tax relief on their investment after two years and if held at the time of death.

The Service’s investors currently own shares in either Pulford Trading Limited or Bagnall Energy Limited, or a mix of the two companies. Pulford trades predominantly in asset-backed trading businesses and Bagnall in energy & infrastructure.

3-4.5%*

Annual target return

*Not guaranteed.

£1.3bn

combined market cap

Share price movement (last 12 months¹)

+3.92%

Pulford Trading

+3.34%

Bagnall Energy

¹ 1 April 2025 to 31 March 2026, net of Downing ongoing fees

Past performance is not a reliable indicator of future returns.

The Service (50:50)	1 year	3 years	5 years	Since inception
Annualised returns	3.64%	3.74%	4.59%	3.46%
Cumulative returns	3.64%	11.65%	25.18%	56.49%

Past performance is not a guide to future performance.

The Service (50:50) illustrates the hypothetical performance of an equal initial allocation to both strategies from inception. Actual portfolio weightings may vary over time, and investor outcomes may differ as a result. This is provided for illustrative purposes only and does not represent the experience of any specific investor.

The Service in numbers

7,423

Number of investors

£342m

Liquidity provided since inception

8 days

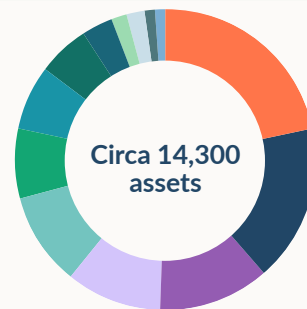
Average withdrawal time

Quarterly performance summary

Both portfolio companies have a combined return of 3.64% in the last 12 months. Returns are net of all Downing ongoing fees.

More information is given in the rest of this report.

Portfolio sector split by value*



- 22% Solar
- 17% Property development
- 12% Hydropower
- 10% Specialist care
- 10% Wind
- 7% Specialist education
- 7% Elderly care
- 6% Wholesale finance
- 3% Hospitality
- 2% Grid services
- 2% Early years education
- 1% Battery storage
- 1% Funeral care

*Please note these figures are from the management accounts and subject to change.

Independent ratings and awards



Wealth Guard

Unique cover designed to provide extra downside protection

At no extra cost, Downing’s Wealth Guard covers a fall in value of up to 20% of your net initial investment (i.e. the amount you invested after charges) upon exiting the investment following death.

Subject to conditions. Please refer to the Terms and Conditions for full details.

Asset-backed strategy

Pulford Trading Ltd

Investment strategy

Pulford focuses on asset-backed businesses such as elderly care homes, property development, specialist care, specialist education, hospitality, early years education and funeral care.

A focus on outcomes

Pulford's portfolio continues to make a positive impact on communities both now and for the future. The portfolio has:

- Seventeen care homes that will offer 1,035 beds for elderly residents
- 53 specialist care homes that will offer 560 places catering to those with physical disabilities, learning disabilities and mental health conditions
- Eight early years education nurseries, which will offer up to 622 places to preschool children
- Thirteen special educational needs schools' sites, which offer up to 986 school places to children
- Eighteen funeral care sites that provide funeral services to approximately 2,120 families a year

Investment activity and company update

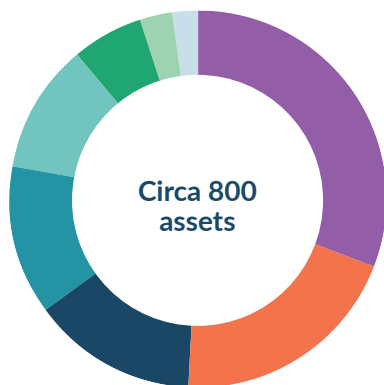
During the quarter, Pulford continued to redeploy capital and grow exposure to the specialist care sector through the acquisition of three modern, purpose-built homes in the Nottinghamshire and

Derbyshire area, adding 222 high-quality beds that improve local access to safe, high-acuity dementia support. More information on this acquisition is in the case study on page 4. We continue to support local health and social care systems by partnering with commissioners to meet statutory duties and rising demand for complex dementia provision, delivering well-equipped environments with strong CQC ratings (the only site assessed to date received an 'Outstanding').

In this period, Pulford deployed approximately £123m across a combination of new and existing UK businesses. This included £46m of funding into specialist care homes and £27m to property developers.

Beyond care, Pulford also acquired a respected, long-established funeral group with seven sites across Norfolk and Suffolk, taking Pulford's funeral care portfolio to 18 sites. In addition, Pulford agreed to a £10.5m development loan to build purpose-built student accommodation in Manchester. The client will be developing a five-storey building in a prime student location using their in-house development team. On completion, the property will deliver 76 studio apartments for students arriving in the September 2027 intake. The development is expected to have a gross development value of approximately £20m upon completion.

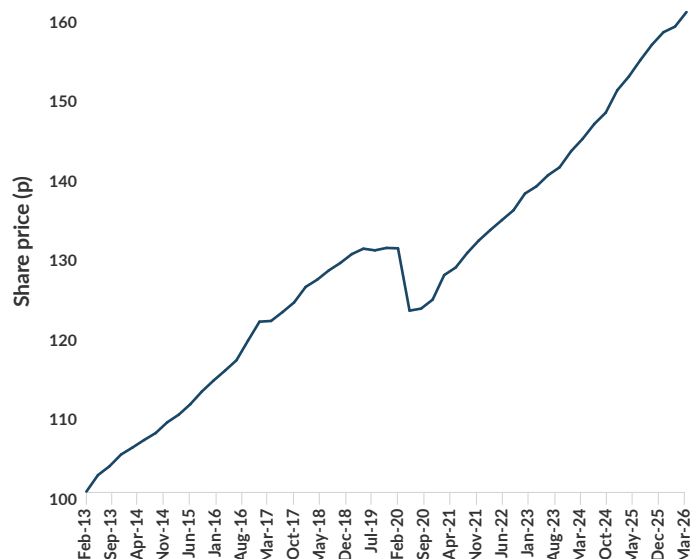
Portfolio sector split by value*



- 31% Property development
- 20% Specialist care
- 14% Specialist education
- 13% Elderly care
- 11% Wholesale finance
- 6% Hospitality
- 3% Early years education
- 2% Funeral care

*Please note these figures are from the management accounts and subject to change.

Pulford's share price increased in the quarter by 1.16% to 160.33p



Pulford Trading Ltd	1 year	3 years	5 years	Since inception
Annualised returns	3.92%	4.67%	4.58%	3.65%
Cumulative returns	3.92%	14.69%	25.07%	60.33%

All performance is net of Downing ongoing costs and fees. Past performance is not a guide to future performance.

Energy and infrastructure strategy

Bagnall Energy Ltd

Investment strategy

Bagnall's investment strategy focuses on interests in renewable energy generation, energy infrastructure and other infrastructure assets.

A focus on outcomes

Bagnall's portfolio now contains circa 13,500 assets, which are forecast to generate 828,202 MWh of electricity every year. This is enough energy to power 306,741 UK homes annually and would result in 389,347 tonnes of CO2 being avoided – the same as 2,290,279 trees being planted.

Investment activity and company update

During the quarter, Bagnall continued to fund new and follow-on businesses in the energy and infrastructure sector through 16 deals totalling £11.5 million. In particular, the company deployed over £6 million through two solar acquisitions in the period.

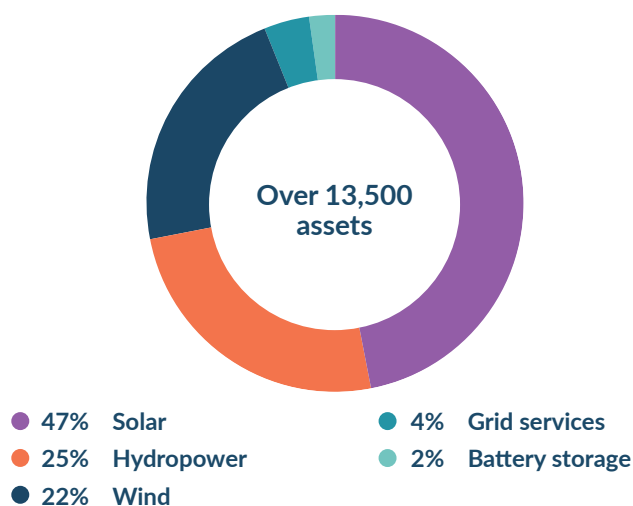
Overall, the technical performance for the quarter was broadly in line with expectations. Wind speeds, solar irradiance, and precipitation were below expectations, resulting in lower-than-expected generation. However, this was offset by strong financial performance in the quarter: operating profit came in ahead of expectations, driven primarily by elevated merchant power prices in the Nordic regions.

As with many participants across the renewable energy sector, Bagnall was not immune to the impact of an external regulatory change this quarter: the UK Government's 28 January 2026 announcement to shift renewable subsidy indexation from RPI to CPI, which has reduced long-term inflation-linked revenue expectations across the sector. Importantly, the move from RPI to CPI represents a one-off adjustment, and Bagnall's assets continue to perform well operationally. The portfolio's diversification across technologies and regions provides strong resilience against sector-wide external pressures.



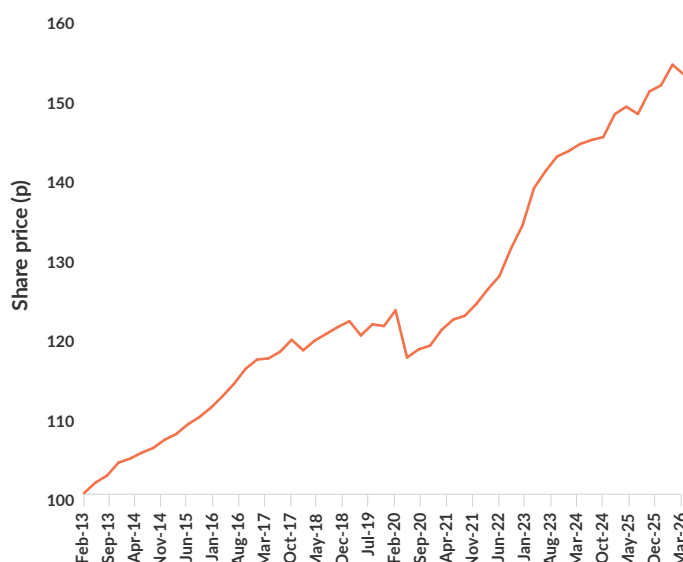
Gabriel wind farm, Northeast Sweden

Portfolio sector split by value*



*Please note these figures are from the management accounts and subject to change.

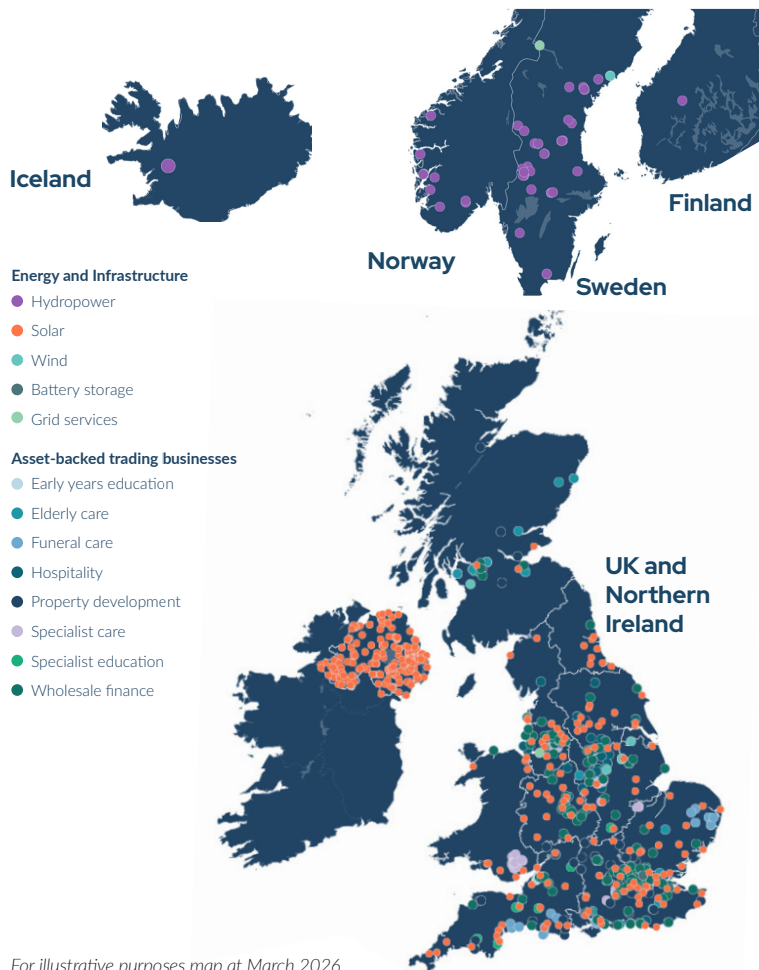
Bagnall's share price decreased in the quarter by 0.82% to 152.65p



Bagnall Energy Ltd	1 year	3 years	5 years	Since inception
Annualised returns	3.34%	2.80%	4.61%	3.26%
Cumulative returns	3.34%	8.63%	25.29%	52.65%

All performance is net of Downing ongoing costs and fees. Past performance is not a guide to future performance.

Asset map



For illustrative purposes map at March 2026

Expanding specialist dementia care across the East Midlands

During the quarter, Pulford completed the acquisition of three modern, purpose-built care homes located across Nottinghamshire and Derbyshire. The transaction adds 222 high-quality beds to Pulford's specialist care platform, significantly improving local access to safe, higher-acuity dementia support. This acquisition demonstrates the strength of platform's operating model and the continued demand for modern, needs-based environments that can deliver high-quality outcomes for residents.

The newly acquired homes will enable Pulford to expand its delivery of personalised dementia pathways, supporting residents with complex needs under an experienced management team with a strong track record in specialist care. By repositioning services toward higher-acuity provision, the platform aims to improve long-term outcomes for residents while continuing to partner closely with commissioners to meet rising demand and statutory responsibilities across local health and social care systems.

This expansion also delivers meaningful social impact by enabling vulnerable adults to remain closer to their families and communities, reducing the need for out-of-area placements and supporting the wider East Midlands region.



Our commitment to sustainability

As a certified B Corporation and a signatory to the Principles for Responsible Investment and the UK Stewardship Code, Downing has made a firm and public commitment to responsible investing.

We utilise Environmental, Social and Governance (ESG) as a set of tools in the investment process. This includes actively identifying, considering, monitoring and managing ESG factors throughout the period of our ownership, to potentially enhance value and mitigate risk.



Signatory to:



Whilst the Service does not have a sustainable objective, underlying assets within both strategies may possess sustainable investment characteristics. For the asset-backed strategy, some sectors have the potential to provide a positive societal benefit. The energy and infrastructure strategy has focus on core renewables such as solar, wind and hydropower, which may offer climate change mitigation and de-carbonisation benefits.

For more information on Downing's responsible investment reports and policies, please visit www.downing.co.uk/responsible-investing

For more information on this performance summary please call us on **020 7630 3319**, or email sales@downing.co.uk

Important notice: Capital at risk. This document has not been approved by Downing LLP as a financial promotion. The document is intended for 'investment professional', as defined under Article 19 of The Financial Services and Markets Act 2000 (Financial Promotion) Order 2005. The recipient of this communication must not, without the prior written consent of Downing LLP, forward this communication to any retail investor unless it has ensured that it is identified itself as the issuer of the communication and takes responsibility for compliance with the Financial Promotion rules.

Downing is a trading name of Downing LLP. Downing LLP is authorised and regulated by the Financial Conduct Authority (Firm Reference No. 545025). Registered in England and Wales (No. OC341575). Registered Office: 10 Lower Thames Street, London EC3R 6AF.