
LONDON GATEWAY PORT LIMITED

ANNUAL REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2025

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LONDON GATEWAY PORT LIMITED

COMPANY INFORMATION

DIRECTORS	A Shaoul A Bowen E Schulze (resigned 9 April 2026) K Adams (appointed 9 April 2026) R B Woods R A H Abdulla M Rosenberg
COMPANY SECRETARY	Z El Chami
REGISTERED NUMBER	04341592
REGISTERED OFFICE	16 Palace Street London SW1E 5JQ
TRADING ADDRESS	No 1 London Gateway Stanford-le-Hope Essex SS17 9DY
INDEPENDENT AUDITOR	KPMG LLP Chartered Accountants New Kings Court Tollgate Chandlers Ford Eastleigh SO53 3LG

LONDON GATEWAY PORT LIMITED

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LONDON GATEWAY PORT LIMITED

STRATEGIC REPORT FOR THE YEAR ENDED 31 DECEMBER 2025

INTRODUCTION

London Gateway Port Limited (the Company) is a purpose built, freehold owned, container port located next to the London Gateway Logistics Park, which will be one of the largest distribution parks in Europe once fully built out and which significantly enhances the Port's cargo potential. The port commenced operations in November 2013.

BUSINESS REVIEW

The Port's throughput during 2025 recorded an annual volume of 3,001,354 TEU, a 52.7% increase on the same period in 2024 because of the impact of strong volumes on existing trades and higher transshipment volume seen from European ports plus additional trades.

Berth 4 became fully operational in 2025.

London Gateway Port Limited now has over 22 scheduled weekly services calling at almost 100 direct destinations.

During the year London Gateway Port Limited also handled a number of ad-hoc (unscheduled) calls.

London Gateway Port Limited is now a proven, established, and significant container terminal and is the second largest by volume in the UK. The continued development of infrastructure in the London Gateway Port Limited and adjacent Logistics Park, combined with its proximity and cost advantages in servicing the UK's main population centres, are driving new business to the port

PRINCIPAL RISKS AND UNCERTAINTIES

The very concentrated nature of the container shipping line industry remains the principal risk for London Gateway Port Limited, particularly as it seeks to grow market share further in a relatively mature market.

The instability in the Middle East has had a minor impact on the volumes at London Gateway Port Limited as the direct volumes from the area are low. The major impact has been the increase in fuel and electricity costs which are recovered under the EAM and do not have an impact to the bottom line.

Whilst the Port has now proven its operating capability, the shipping lines operate their large trades under formal alliance structures, meaning that decision making is slow and there is a resistance to change. This dynamic creates inertia in winning sizeable new volume. Furthermore, the global shipping line industry is increasingly concentrated into seven global lines, while being characterised by over-capacity, sustained periods of low freight rates and, consequently, periods of operating losses for most of the major lines. Despite shipping line inertia, London Gateway Port Limited has grown rapidly since inception and is comfortable with the decision to continuously develop the port.

London Gateway Port Limited's financials at the beginning of 2026 have been in line with budget. This is driven by transshipments and strong storage revenue. Overall, our expectation is that the 2026 budget is achievable.

LONDON GATEWAY PORT LIMITED

STRATEGIC REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2025

FINANCIAL KEY PERFORMANCE INDICATORS

The financial performance indicators used are working capital ratios and capital commitments. Average trade debtor days in 2025 are 53 working days, which is a decrease on prior year (57 working days) and exceeds standard credit terms. The situation is expected to remain similar in 2026. A full-time credit controller and weekly calls are in place to try to mitigate this. Capital commitments are monitored monthly.

Volumes for 2025 were 3,001,354 TEU compared to a budget of 3,071,352 and a prior year of 1,965,587. This represents an increase of 52.7% on 2024.

The PBT margin for the year was 31.2% compared to a Budget of 25.4% and a prior year of 20.8%.

OTHER KEY PERFORMANCE INDICATORS

Key Performance Indicators (KPIs) are shared with all of management and are actively tracked with management objectives attached to these KPIs. Health and Safety is always our top priority to London Gateway Port Limited where an excellent safety record continues both operationally and where construction is on-going for an additional berth.

Ensuring a diverse workforce to better represent the overall demographic mix is a priority and London Gateway Port Limited continues to actively promote and strive for a more diverse and inclusive workforce.

London Gateway has a strong commitment to the local community with over 80% of staff living within 20 miles of the port. We work closely with the community, engaging with and offering opportunities for local residents and interest groups to participate in site tours, which gives access to an otherwise closed area, helping ensure that they understand our business and its positive impact.

As our previous three-year charity partnerships concluded in 2025, we are now in the process of establishing our new charity partners for the next three-year cycle.

We're pleased to share that Transaid has recently joined us as a corporate partner. We look forward to working closely with them on fundraising, awareness initiatives, and opportunities for staff engagement.

Our global company volunteering policy enables all of our employees to take one day paid volunteering per year, with a range of volunteering activities organised by London Gateway or the option for staff to select a cause that is important to them. Skill-based volunteering is encouraged wherever possible, as it is recognised that skill-based volunteering provides more value back to the community as well as the volunteer. We volunteer with most of our charity partners as well as other locations, notably local schools.

We prioritise engagement with the three senior schools closest to London Gateway; local junior schools as required and Gateway Secondary Academy in Tilbury, an area of high deprivation within the Thames Freeport, of which we are a lead commercial partner. Together with our People team we deliver mock interviews, careers events and other activities.

LONDON GATEWAY PORT LIMITED

**STRATEGIC REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2025**

DIRECTORS' STATEMENT OF COMPLIANCE WITH DUTY TO PROMOTE THE SUCCESS OF THE COMPANY

The Directors of the Company must act in a way, as defined in section 172 of the Companies Act 2006. This requires Directors to act in way which would promote the success of the Company and consider the following matters:

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

As part of their induction to the Company, a Director is made aware of their duties, by the Group Secretary.

The following paragraphs summarise how the Directors fulfil their duties:

Long-term decisions - The Directors systematically review and monitor a Company risk register with respect to regulatory, legislative, financial and political risk and act accordingly to mitigate any long-term risks. Details of the principal risks and uncertainties can be found within this report.

Business Relationships – The Company's strategy is to grow and develop business relationships. The Directors do this by maintaining strong relationships with both suppliers and customers.

With suppliers, the Company seeks to build long-term partnerships based on fair dealing, ethical standards, and shared values, while ensuring reliability and quality.

In relation to customers, the Directors prioritise understanding their needs and delivering high-quality services that meet or exceed expectations. Regular engagement, feedback mechanisms, and a commitment to continuous improvement support the development of lasting customer relationships.

Community and Environment – The operations of the Company may have impacts on the environment and the Directors consider this when making decisions including reviewing the cargo and chemicals that the Company handles prior to their arrival and take appropriate action and care when handling dangerous materials to prevent incidents before they happen.

Maintaining a reputation for high standards of business conduct and to act fairly - The Directors periodically consider changes in health and safety legislation, anti-bribery and modern slavery legislative within the Company.

Interests of the Company's employees - The Directors promote a safe working environment for our employees and operate a global health and wellbeing programme.

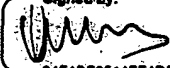
This includes maintaining high standards of health and safety across all operations, supported by robust policies, regular training, and continuous monitoring to ensure compliance with applicable regulations and best practices.

The global health and wellbeing programme is aimed at supporting both the physical and mental health of employees. This includes access to wellbeing resources, employee assistance initiatives, mental health support, and proactive engagement activities designed to promote a positive work-life balance.

LONDON GATEWAY PORT LIMITED

**STRATEGIC REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2025**

This report was approved by the board and signed on its behalf.

Signed by:

24F1BF2514FF4D5...
K Adams
Director

Date: 23-Jun-26

LONDON GATEWAY PORT LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2025

The directors present their report and the financial statements for the year ended 31 December 2025.

RESULTS AND DIVIDENDS

The profit for the year, after taxation, amounted to £86,676 thousand (2024 - £48,046 thousand).

The directors have not recommended or paid any dividend during the year (2024 - NIL).

DIRECTOR

The director who served during the year was:

A Shaoul
A Bowen
E Schulze (resigned 9 April 2026)
R B Woods
R A H Abdulla
M Rosenberg

ENVIRONMENTAL MATTERS

In respect of compliance with the requirement to disclose a Streamline Energy and Carbon report, the parent company, The Peninsular and Oriental Steam Navigation Company has included London Gateway Port Limited within its annual report and accounts for year ended 31 December 2025.

FUTURE DEVELOPMENTS

London Gateway Port Limited has had a good start to 2026, with volumes of 1,015,793 to April 2026, (2025: 887,630), being an increase of 14%. This was as a result of the additional services captured in 2025.

DP World Group board approval was given to proceed with construction of Berth 5 in December 2024. The construction of Berth 5 is underway and expected to be completed in late 2027.

DISABLED EMPLOYEES

London Gateway Port Limited understands that innovation emerges from diversity and is committed to employing people with disabilities. The facilities at London Gateway Port Limited have been designed with disability in mind, allowing full wheelchair access to all areas. Our vacancies are advertised to promote opportunities for all and London Gateway Port Limited continues to strive and promote diversity and inclusion to reflect our multiple stakeholders and society.

LONDON GATEWAY PORT LIMITED

DIRECTORS' REPORT (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2025

GOING CONCERN

The financial statements have been prepared on a going concern basis which the directors consider to be appropriate for the following reasons.

The company meets its day to day working capital requirements from operational cash flows, together with an external bank loan (see Note 23) and an intercompany loan from its immediate parent, London Gateway Port Holdings Limited (see Note 20).

The directors have prepared cash flow forecasts and performed a going concern assessment which indicates that, in both the base and reasonably possible downside, the company will have sufficient funds to meet its liabilities as they fall due for at least 12 months from the date of approval of these financial statements, the going concern assessment period. This assessment is dependent on its ultimate parent company, DP World Limited, not seeking repayment of the amounts currently due which at 31 December 2025 amounted to £723,076,914 and providing additional financial support during the going concern assessment period for expansion.

The base case cash flow forecast prepared assumes 2026 and 2027 volumes, revenue and costs are in line with board approved budgeted levels and generate an EBITDA of approximately £189m for 2026 and £188m for 2027, for both financial years in full. The reasonably possible downside scenario assumes that 2026 volumes would be down by 10% and inflation at 10% higher than the budget. The resulting EBITDA for 2026 would be approximately £162m for the full financial year. In the 2026 downside the volumes were reduced 5% and the inflation was set at 10% above the budget. The resulting EBITDA for 2027 was approximately £156m for the full financial year. The cash position under both the base case, and the downside scenario, for going concern assessment period to 31 December 2027 shows that there is sufficient cash to meet interest and loan repayments after ongoing operational costs are met. However, it is assumed that ongoing access to funding from London Gateway Port Holdings Limited continues to be provided for costs relating to the construction of Berth 5 at London Gateway Port Limited.

DP World Limited has indicated its intention to continue to make available such funds as are needed by the company, and that it does not intend to seek repayment of the amounts currently due to the group during the going concern assessment period. As with any company placing reliance on other group entities for financial support, the directors acknowledge that there can be no certainty that this support will continue although, at the date of approval of these financial statements, they have no reason to believe that it will not do so.

Consequently, the directors are confident that the company will have sufficient funds to continue to meet its liabilities as they fall due for at least 12 months from the date of approval of the financial statements and have prepared the financial statements on a going concern basis.

DISCLOSURE OF INFORMATION TO AUDITOR

Each of the persons who are directors at the time when this Directors' Report is approved has confirmed that:

- so far as the director is aware, there is no relevant audit information of which the Company's auditor is unaware, and
- the director has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

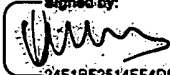
AUDITOR

The auditor, KPMG LLP, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

LONDON GATEWAY PORT LIMITED

**DIRECTORS' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2025**

This report was approved by the board and signed on its behalf.

Signed by:

24F18F2514FF4D5...
K Adams
Director

Date: 23-Jun-26

16 Palace Street
London
SW1E 5JQ

LONDON GATEWAY PORT LIMITED

**STATEMENT OF DIRECTORS' RESPONSIBILITIES IN RESPECT OF THE STRATEGIC REPORT, THE
DIRECTORS' REPORT AND THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

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. 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 101 'Reduced Disclosure Framework'. 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 judgments and accounting 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 and to enable them to ensure that the comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

LONDON GATEWAY PORT LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF LONDON GATEWAY PORT LIMITED

OPINION

We have audited the financial statements of London Gateway Port Limited ("the Company") for the year ended 31 December 2025 which comprise the Statement of Profit and Loss Account, Statement of Comprehensive Income, Balance Sheet, Statement of Changes in Equity and related notes, including the accounting policies in note 1.

In our opinion the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 December 2025 and of its profit for the year then ended;
- have been properly prepared in accordance with UK accounting standards, including FRS 101 *Reduced Disclosure Framework*; 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 are described below. We have fulfilled our ethical responsibilities under, and are independent of the Company in accordance with, UK ethical requirements including the FRC Ethical Standard. We believe that the audit evidence we have obtained is a sufficient and appropriate basis for our opinion.

GOING CONCERN

The directors have prepared the financial statements on the going concern basis as they do not intend to liquidate the Company or to cease its operations, and as they have concluded that the Company's financial position means that this is realistic. They have also concluded that there are no material uncertainties that could have cast significant doubt over its ability to continue as a going concern for at least a year from the date of approval of the financial statements ("the going concern period").

In our evaluation of the directors' conclusions, we considered the inherent risks to the Company's business model and analysed how those risks might affect the Company's financial resources or ability to continue operations over the going concern period.

Our conclusions based on this work:

- we consider that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate;
- we have not identified, and concur with the directors' assessment that there is not, a material uncertainty related to events or conditions that, individually or collectively, may cast significant doubt on the Company's ability to continue as a going concern for the going concern period.

However, as we cannot predict all future events or conditions and as subsequent events may result in outcomes that are inconsistent with judgements that were reasonable at the time they were made, the above conclusions are not a guarantee that the Company will continue in operation.

LONDON GATEWAY PORT LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF LONDON GATEWAY PORT LIMITED

FRAUD AND BREACHES OF LAWS AND REGULATIONS - ABILITY TO DETECT

Identifying and responding to risks of material misstatement due to fraud

To identify risks of material misstatement due to fraud ("fraud risks") we assessed events or conditions that could indicate an incentive or pressure to commit fraud or provide an opportunity to commit fraud. Our risk assessment procedures included:

- Enquiring of directors, and inspection of policy documentation as to the Company's high-level policies and procedures to prevent and detect fraud, as well as whether they have knowledge of any actual, suspected or alleged fraud.
- Reading Board minutes.
- Considering remuneration incentive schemes and performance targets for management and directors.
- Using analytical procedures to identify any unusual or unexpected relationships.

We communicated identified fraud risks throughout the audit team and remained alert to any indications of fraud throughout the audit.

As required by auditing standards, and taking into account our overall knowledge of the control environment, we perform procedures to address the risk of management override of controls, in particular the risk that management may be in a position to make inappropriate accounting entries. On this audit we do not believe there is a fraud risk related to revenue recognition. The process of revenue accounting is straightforward and lacks complexity or the need for judgment across all revenue streams. There are minimal incentives, rationalizations, and opportunities to fraudulently manipulate revenue recognition. Additionally, we have conducted cut-off procedures to confirm that revenue has been accurately recorded within the appropriate accounting period.

We did not identify any additional fraud risks.

We performed procedures including:

- Identifying journal entries and other adjustments to test based on risk criteria and comparing the identified entries to supporting documentation. These included entries to revenue, cash, loans and borrowings where the opposite entry was posted to unusual or unexpected accounts.
- Selecting a sample of revenue invoices posted pre-year-end and tracing them to supporting documentation to test whether revenue was recognised in the correct period.
- Assessing whether the judgements made in making accounting estimates are indicative of a potential bias.

Identifying and responding to risks of material misstatement related to compliance with laws and regulations

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience, through discussion with the directors and others management (as required by auditing standards), and from inspection of the Company's regulatory and legal correspondence and discussed with the directors and other management the policies and procedures regarding compliance with laws and regulations.

We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit.

LONDON GATEWAY PORT LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF LONDON GATEWAY PORT LIMITED

The potential effect of these laws and regulations on the financial statements varies considerably.

Firstly, the Company is subject to laws and regulations that directly affect the financial statements including financial reporting legislation (including related companies legislation), distributable profits legislation, and taxation legislation and we assessed the extent of compliance with these laws and regulations as part of our procedures on the related financial statement items.

Secondly, the Company is subject to many other laws and regulations where the consequences of non-compliance could have a material effect on amounts or disclosures in the financial statements, for instance through the imposition of fines or litigation. We identified the following areas as those most likely to have such an effect: health and safety, anti-bribery, employment law, and certain aspects of company legislation recognising the nature of the Company's activities and its legal form. Auditing standards limit the required audit procedures to identify non-compliance with these laws and regulations to enquiry of the directors and other management and inspection of regulatory and legal correspondence, if any. Therefore if a breach of operational regulations is not disclosed to us or evident from relevant correspondence, an audit will not detect that breach.

Context of the ability of the audit to detect fraud or breaches of law or regulation

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it.

In addition, as with any audit, there remained a higher risk of non-detection of fraud, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. Our audit procedures are designed to detect material misstatement. We are not responsible for preventing non-compliance or fraud and cannot be expected to detect non-compliance with all laws and regulations.

STRATEGIC REPORT AND DIRECTORS' REPORT

The directors are responsible for the strategic report and the directors' report. Our opinion on the financial statements does not cover those reports and we do not express an audit opinion thereon.

Our responsibility is to read the strategic report and the directors' report and, in doing so, consider whether, based on our financial statements audit work, the information therein is materially misstated or inconsistent with the financial statements or our audit knowledge. Based solely on that work:

- we have not identified material misstatements in the strategic report and the directors' report;
- in our opinion the information given in those reports for the financial year is consistent with the financial statements; and
- in our opinion those reports have been prepared in accordance with the Companies Act 2006.

MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION

Under the Companies Act 2006, we are required 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

LONDON GATEWAY PORT LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF LONDON GATEWAY PORT LIMITED

- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

We have nothing to report in these respects.

DIRECTORS' RESPONSIBILITIES

As explained more fully in their statement set out on page 8, the directors are responsible for: the preparation of the financial statements and for being satisfied that they give a true and fair view; 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; 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 they either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

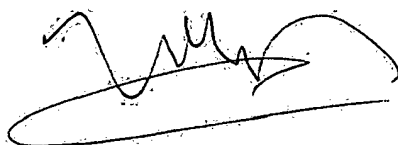
AUDITOR'S RESPONSIBILITIES

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 our opinion in an auditor's report. Reasonable assurance is a high level of assurance, but does not 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 aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

A fuller description of our responsibilities is provided on the FRC's website at www.frc.org.uk/auditorsresponsibilities.

THE PURPOSE OF OUR AUDIT WORK AND TO WHOM WE OWE OUR RESPONSIBILITIES

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.



Harry Mears (Senior statutory auditor)
For and on behalf of KPMG LLP, Statutory Audit
Chartered Accountants
New Kings Court
Tollgate
Chandlers Ford
Eastleigh
SO53 3LG

Date: 26 June 2026

LONDON GATEWAY PORT LIMITED

**PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2025**

	Note	2025 £000	2024 £000
Revenue	3	342,607	230,356
Cost of sales		(138,627)	(93,014)
Gross profit		203,980	137,342
Administrative expenses		(35,610)	(25,491)
Depreciation, amortisation and impairment		(39,749)	(28,502)
Other operating income	4	5,161	4,065
Operating profit	6	133,782	87,414
Interest receivable and similar income	10	3,894	3,799
Interest payable and similar expenses	11	(30,575)	(34,674)
Other finance income		-	221
Profit before tax		107,101	56,760
Tax on profit	12	(20,425)	(8,714)
Profit for the financial year		86,676	48,046

The notes on pages 17 to 49 form part of these financial statements.
All activities are continuing.

LONDON GATEWAY PORT LIMITED

STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2025

	Note	2025 £000	2024 £000
Profit for the financial year		86,676	48,046
Other comprehensive income:			
Items that will not be reclassified to profit or loss:			
Current and deferred tax on other comprehensive income		-	(1,192)
Effective portion of movement in cashflow hedges			
Total comprehensive income for the year		86,676	46,854

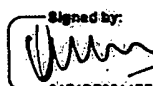
The notes on pages 17 to 49 form part of these financial statements.

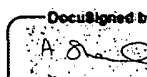
LONDON GATEWAY PORT LIMITED
REGISTERED NUMBER: 04341592

BALANCE SHEET
AS AT 31 DECEMBER 2025

	Note	2025 £000	2024 £000
Fixed assets			
Intangible assets	14	1,187	778
Tangible assets	15	1,383,693	1,254,292
		<u>1,384,880</u>	<u>1,255,070</u>
Current assets			
Stocks	16	13,705	7,051
Debtors: amounts falling due after more than one year	17	26,463	81
Debtors: amounts falling due within one year	17	100,002	66,638
Cash at bank and in hand	18	76,014	65,625
		<u>216,184</u>	<u>139,395</u>
Creditors: amounts falling due within one year	19	(857,946)	(752,404)
Net current liabilities		<u>(641,762)</u>	<u>(613,009)</u>
Total assets less current liabilities		<u>743,118</u>	<u>642,061</u>
Creditors: amounts falling due after more than one year	20	(650,529)	(652,554)
Deferred taxation	24	(38,125)	(21,719)
Net assets/(liabilities)		<u><u>54,464</u></u>	<u><u>(32,212)</u></u>
Capital and reserves			
Called up share capital	25	25,000	25,000
Profit and loss account	26	29,464	(57,212)
		<u><u>54,464</u></u>	<u><u>(32,212)</u></u>

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

Signed by:

 23-Jun-26
 24F1BF2514FF4D5...
K Adams
 Director

DocuSigned by:

 23-Jun-26
 31F00E4FE5EF4CE...
A Shaoul
 Director

The notes on pages 17 to 49 form part of these financial statements.

LONDON GATEWAY PORT LIMITED

**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 DECEMBER 2025**

	Share capital £000	Profit and loss account £000	Total equity £000
At 1 January 2025	25,000	(57,212)	(32,212)
Comprehensive income for the year			
Profit for the year	-	86,676	86,676
Total comprehensive income for the year	-	86,676	86,676
At 31 December 2025	25,000	29,464	54,464

The notes on pages 17 to 49 form part of these financial statements.

**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 DECEMBER 2024**

	Share capital £000	Cashflow hedge reserve £000	Profit and loss account £000	Total equity £000
At 1 January 2024	25,000	1,192	(105,258)	(79,066)
Comprehensive income for the year				
Profit for the year	-	-	48,046	48,046
Fair value movements	-	(1,192)	-	(1,192)
Total comprehensive income for the year	-	(1,192)	48,046	46,854
At 31 December 2024	25,000	-	(57,212)	(32,212)

The notes on pages 17 to 49 form part of these financial statements.

LONDON GATEWAY PORT LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

1. ACCOUNTING POLICIES

1.1 Basis of preparation of financial statements

London Gateway Port Limited is a company incorporated in the United Kingdom under the Companies Act 2006. The address of the registered office is given within Company information. The nature of the company's operations and its principal activities are set out in the Strategic Report.

The financial statements have been prepared under the historical cost convention and in accordance with Financial Reporting Standard 101 'Reduced Disclosure Framework' and the Companies Act 2006.

The preparation of financial statements in compliance with FRS 101 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the Company's accounting policies (see note 2).

The Company also assesses the impact of new and amended accounting standards and interpretations as they become effective and adopts them where applicable.

1.2 Financial reporting standard 101 - reduced disclosure exemptions

In these financial statements, the Company has applied the exemptions available under FRS 101 in respect of the following disclosures:

- a Cash Flow Statement and related notes;
- comparative period reconciliations for share capital, tangible fixed assets, intangible assets and investment properties;
- disclosures in respect of transactions with wholly owned subsidiaries;
- disclosures in respect of capital management;
- the effects of new but not yet effective IFRSs; and
- disclosures in respect of the compensation of Key Management Personnel.

As the consolidated financial statements of ultimate parent undertaking include the equivalent disclosures, the Company has also taken the exemptions under FRS 101 available in respect of the following disclosures:

- certain disclosures required by IAS 36 Impairment of assets in respect of the impairment of goodwill and indefinite life intangible assets; and
- certain disclosures required by IFRS 13 Fair Value Measurement and the disclosures required by IFRS 7 Financial Instrument Disclosures.

The accounting policies set out below have, unless otherwise stated, been applied consistently to all periods presented in these financial statements.

The smallest group of companies for which consolidated financial statements are prepared and in which the Company is consolidated is the Peninsular and Oriental Steam Navigation Company, a company incorporated by Royal Charter and therefore not registered, copies of whose accounts can be obtained from: The Registrar of Companies, Companies House, Crown Way, Cardiff, CF14 3UZ.

LONDON GATEWAY PORT LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

1. ACCOUNTING POLICIES (CONTINUED)

1.3 Going concern

The financial statements have been prepared on a going concern basis which the directors consider to be appropriate for the following reasons.

The company meets its day to day working capital requirements from operational cash flows, together with an external bank loan (see Note 23) and an intercompany loan from its immediate parent, London Gateway Port Holdings Limited (see Note 20).

The directors have prepared cash flow forecasts and performed a going concern assessment which indicates that, in both the base and reasonably possible downside, the company will have sufficient funds to meet its liabilities as they fall due for at least 12 months from the date of approval of these financial statements, the going concern assessment period. This assessment is dependent on its ultimate parent company, DP World Limited, not seeking repayment of the amounts currently due which at 31 December 2025 amounted to £723,076,914 and providing additional financial support during the going concern assessment period for expansion.

The base case cash flow forecast prepared assumes 2026 and 2027 volumes, revenue and costs are in line with board approved budgeted levels and generate an EBITDA of approximately £189m for 2026 and £188m for 2027, for both financial years in full. The reasonably possible downside scenario assumes that 2026 volumes would be down by 10% and inflation at 10% higher than the budget. The resulting EBITDA for 2026 would be approximately £162m for the full financial year. In the 2026 downside the volumes were reduced 5% and the inflation was set at 10% above the budget. The resulting EBITDA for 2027 was approximately £156m for the full financial year. The cash position under both the base case, and the downside scenario, for going concern assessment period to 31 December 2027 shows that there is sufficient cash to meet interest and loan repayments after ongoing operational costs are met. However, it is assumed that ongoing access to funding from London Gateway Port Holdings Limited continues to be provided for costs relating to the construction of Berth 5 at London Gateway Port Limited.

DP World Limited has indicated its intention to continue to make available such funds as are needed by the company, and that it does not intend to seek repayment of the amounts currently due to the group during the going concern assessment period. As with any company placing reliance on other group entities for financial support, the directors acknowledge that there can be no certainty that this support will continue although, at the date of approval of these financial statements, they have no reason to believe that it will not do so.

Consequently, the directors are confident that the company will have sufficient funds to continue to meet its liabilities as they fall due for at least 12 months from the date of approval of the financial statements and have prepared the financial statements on a going concern basis.

LONDON GATEWAY PORT LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

1. ACCOUNTING POLICIES (CONTINUED)

1.4 Revenue

Revenue Recognition

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which London Gateway Port Limited expects to be entitled in exchange for those goods or services.

The Port's revenue mainly consists of port related services (containerised stevedoring, break bulk and general cargo), lease rentals, drydocking and logistic services revenue.

The following specific recognition criteria must also be met before revenue is recognised:

i. Rendering of port related services

Revenue from providing containerised stevedoring, other containerised services and non-containerised services is recognised at the point in time when the services are rendered to the customer. However, storage revenue is recognised over a period of time. Revenue is accounted for net of rebates. Revenue collected by CNS is passed directly to London Gateway Port Limited on a monthly basis and is accounted for as it is invoiced by CNS.

i. Recoveries of Electricity (Energy Adjustment Mechanism)

Recoveries of electricity costs through the Energy Adjustment Mechanism (EAM) are recognized as revenue when the amounts are contractually agreed with third parties. The recovery is based on the previous year's under- or over-recovery.

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

A receivable is recognised when the goods are delivered as this is the point in time that the consideration is unconditional because only the passage of time is required before the payment is due.

Rendering of services

Revenue from providing services is recognised in the accounting period in which the services are rendered.

For fixed-price contracts, revenue is recognised based on the actual service provided to the end of the reporting period as a proportion of the total services to be provided because the customer receives and uses the benefits simultaneously.

LONDON GATEWAY PORT LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

1. ACCOUNTING POLICIES (CONTINUED)

1.5 Intangible assets

Intangible assets are initially recognised at cost. After recognition, under the cost model, intangible assets are measured at cost less any accumulated amortisation and any accumulated impairment losses.

The estimated useful lives range as follows:

Software	- 10 years
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1.6 Tangible assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

The Company adds to the carrying amount of an item of fixed assets the cost of replacing part of such an item when that cost is incurred, if the replacement part is expected to provide incremental future benefits to the Company. The carrying amount of the replaced part is derecognised. Repairs and maintenance are charged to profit or loss during the period in which they are incurred.

Depreciation is provided on the following basis:

Freehold property	- 50 years
Plant & machinery and project funding	- 5 to 25 years
Motor vehicles	- 5 years
Terminal & Civils	- 50 to 60 years
Rail	- 60 years
Computer equipment	- 3 years
Fixtures & Fittings	- 5 to 10 years

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised within 'other operating income' in the profit and loss account.

1.7 Impairment of tangible assets

The carrying amounts of the Company's assets are reviewed for impairment when events or changes in the circumstances indicate that the carrying amount of the fixed asset may not be recoverable. If any such indication exists, the asset's recoverable amount is estimated.

An impairment loss is recognised whenever the carrying amount of an asset or its income-generating unit exceeds its recoverable amount. Impairment losses are recognised in the profit and loss account.

Impairment losses recognised in respect of income-generating units are allocated first to reduce the carrying amount of any goodwill allocated to income-generating units, then to any capitalised intangible assets and finally to the carrying amount of the tangible assets in the unit on a pro-rata or

LONDON GATEWAY PORT LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

1. ACCOUNTING POLICIES (CONTINUED)

1.7 Impairment of tangible assets (CONTINUED)

more appropriate basis. An income generating unit is the smallest identifiable group of assets that generates income that is largely independent of the income streams from other assets or groups of assets.

Calculation of recoverable amounts

The recoverable amounts of fixed assets is the greater of their fair value less costs of disposal and value in use. In assessing value in use, the expected cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the rate of return expected on an equally risky investment. For an asset that does not generate largely independent income streams, the recoverable amount is determined for the income-generating unit to which the asset belongs.

Reversals of impairment

An impairment loss is reversed on intangible assets if subsequent external events reverse the effect of the original event which caused the recognition of the impairment. For other fixed assets where the recoverable amount increases as a result of a change in economic conditions or in the expected use of the asset then the resultant reversal of the impairment loss should be recognised in the current period.

An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

1.8 Stocks

Stocks mainly consist of spare parts and consumables.

Stocks are stated at the lower of cost and net realisable value, being the estimated selling price less costs to complete and sell. Cost is based on the cost of purchase on a first in, first out basis. Work in progress and finished goods include labour and attributable overheads.

At each balance sheet date, stocks are assessed for impairment. If inventory is impaired, the carrying amount is reduced to its selling price less costs to complete and sell. The impairment loss is recognised immediately in profit or loss.

1.9 Debtors

Short-term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

1.10 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.

LONDON GATEWAY PORT LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

1. ACCOUNTING POLICIES (CONTINUED)
1.11 Investments - Short Term Deposits

Short term deposits are cash deposits with financial institutions that mature after three months from the date of acquisition with insignificant risk of change in value.

1.12 Financial Instruments
Classification of financial assets

Applicable from 1 January 2018, the Port classifies its financial assets in the following measurement categories

- Amortised cost;
- Fair value through other comprehensive income ('FVOCI'); or
- Fair value through profit or loss ('FVTPL').

The classification depends on the entity's business model for managing the financial assets and the contractual terms of the cash flows.

Initial recognition of financial assets

A financial asset (unless it is a trade receivable without a significant financing component that is initially measured at the transaction price) is initially measured at fair value plus, for an item not at FVTPL, transaction costs that are directly attributable to its acquisition.

Subsequent measurement of financial assets

Financial assets at amortised cost	These assets are subsequently measured at amortised cost using the effective interest method. Interest income, foreign exchange gains and losses and impairment are recognised in profit and loss. Any gain or loss on derecognition is recognised in profit or loss.
FVOCI – debt instrument	These assets are subsequently measured at fair value. Interest income calculated using the effective interest method, foreign exchange gains and losses and impairment are recognised in profit or loss. Other net gains and losses are recognised in OCI. On derecognition, gains and losses accumulated in OCI are reclassified to profit or loss.
FVOCI – equity instrument	These assets are subsequently measured at fair value. Dividends are recognised as income in profit or loss unless the dividend clearly represents a recovery of part of the cost of the investment. Other net gains and losses are recognised in OCI and are never reclassified to profit or loss.
Financial assets at FVTPL	These assets are subsequently measured at fair value. Net gains and losses, including any interest or dividend income, are recognised in profit or loss.

LONDON GATEWAY PORT LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

1. ACCOUNTING POLICIES (CONTINUED)

1.12 Financial instruments (CONTINUED)

Non-derivative financial liabilities

Classification, initial recognition and measurement

IFRS 9 largely retains the existing requirements in IAS 39 for the classification and measurement of financial liabilities at amortised cost or FVTPL.

The Port's non-derivative financial liabilities consist of loans and borrowings, amounts due to related parties, and trade and other payables. All non-derivative financial liabilities are recognised initially at fair value less any directly attributable transaction costs. The Port classifies all its non-derivative financial liabilities as financial liabilities to be carried at amortised cost using effective interest method.

The subsequent measurement of non-derivative financial liabilities are carried at their amortised cost using the effective interest method.

The Port derecognises a financial liability when its contractual obligations are discharged or cancelled or expired. The Port also derecognises a financial liability when its terms are modified and the cash flows of the modified liability are substantially different, in which case a new financial liability based on the modified terms is recognised at fair value.

1.13 Creditors

Creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers.

Creditors are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

1.14 Hedge accounting

Derivative financial instruments and hedge accounting - (Policy applicable under IFRS 9 from 1 January 2018)

The Port held derivative financial instruments such as interest rate swaps to hedge its cash flows exposed to risk of fluctuations in interest rates. The hedge expired in December 2024.

The Port elected to adopt the new general hedge accounting model in IFRS 9. This requires the Port to ensure that hedge accounting relationships are aligned with its risk management objectives and strategy and to apply a more qualitative and forward-looking approach to assessing hedge effectiveness.

All hedging relationships designated under IAS 39 at 31 December 2017 met the criteria for hedge accounting under IFRS 9 at 1 January 2018 and are therefore regarded as continuing hedging relationships.

Derivatives are recognised initially at fair value and attributable transaction costs are recognised in the consolidated income statement when incurred. Derivatives are carried as financial assets when the fair value is positive and as financial liabilities when the fair value is negative.

Derivative instruments that are not designated as hedging instruments in hedge relationships are classified as financial liabilities or assets at fair value through profit or loss.

LONDON GATEWAY PORT LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

1. ACCOUNTING POLICIES (CONTINUED)

1.14 Hedge accounting (CONTINUED)

Subsequent to initial recognition, derivatives are measured at fair value, and changes therein are accounted for as described below:

Cash flow hedges

When a derivative is designated as the hedging instrument in a hedge of the variability in cash flows attributable to a particular risk associated with a recognised asset or liability or a highly probable forecast transaction or the foreign currency risk in an unrecognised firm commitment that could affect the consolidated income statement, then such hedges are classified as cash flow hedges.

Changes in the fair value of the derivative hedging instrument designated as a cash flow hedge are recognised *directly in consolidated statement of other comprehensive income to the extent that the hedge is effective and presented in the hedging reserve in equity*. Any ineffective portion of changes in the fair value of the derivative is recognised immediately in the consolidated income statement.

When the hedged item is a non-financial asset, the amount recognised in the consolidated statement of other comprehensive income is transferred to the carrying amount of the asset when it is recognised. In other cases, the amount recognised in consolidated statement of other comprehensive income is transferred to the consolidated income statement in the same period that the hedged item affects the consolidated income statement. If the hedging instrument no longer meets the criteria for hedge accounting, expires or is sold, terminated or exercised, or the designation is revoked, then hedge accounting is discontinued prospectively. The cumulative gain or loss previously recognised in consolidated statement of other comprehensive income remains there until the forecast transaction or firm commitment occurs. If the forecast transaction or firm commitment is no longer expected to occur, then the balance in equity is reclassified to income statement.

1.15 Government grants

Capital based government grants are included within accruals and deferred income in the balance sheet and credited to the profit and loss account over the estimated useful economic lives of the assets to which they relate.

1.16 Foreign currency translation

Functional and presentation currency

The Company's functional and presentational currency is GBP.

Transactions and balances

Foreign currency transactions are translated into the functional currency using the spot exchange rates at the dates of the transactions.

At each period end foreign currency monetary items are translated using the closing rate. Non-monetary items measured at historical cost are translated using the exchange rate at the date of the transaction and non-monetary items measured at fair value are measured using the exchange rate *when fair value was determined*.

Foreign exchange gains and losses resulting from the settlement of transactions and from the

LONDON GATEWAY PORT LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

1. ACCOUNTING POLICIES (CONTINUED)

1.16 Foreign currency translation (CONTINUED)

translation at period-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in profit or loss except when deferred in other comprehensive income as qualifying cash flow hedges.

Foreign exchange gains and losses that relate to borrowings and cash and cash equivalents are presented in the profit and loss account within 'finance income or costs'. All other foreign exchange gains and losses are presented in profit or loss within 'other operating income'.

1.17 Financial liabilities

Financial liabilities are recognised when the Company becomes a party to the contractual provisions of the instrument and are initially measured at fair value. The subsequent measurement of financial liabilities depends on their classification as follows:

Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss includes financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss.

Financial liabilities are classified as held for trading if they are issued principally for the purpose of repurchasing in the near term, or form part of a portfolio of identified financial instruments that the Company manages together and has a recent actual pattern of short-term profit-taking, or are derivatives, including separately embedded derivatives unless they are financial guarantee contracts or are designated as effective hedging instruments. Gains or losses on liabilities held for trading are recognised in profit or loss.

Financial liabilities which are not held for trading or are not financial liabilities designated upon initial recognition as at fair value through profit or loss are subsequently measured at amortised cost using the effective interest method.

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability, or (where appropriate) a shorter period, to the amortised cost of a financial liability.

The effective portion of the gain or loss on cash flow hedging instruments are recognised in other comprehensive income, while the ineffective portion is recognised in the profit & loss account. Amounts taken to other comprehensive income are reclassified to the profit & loss when the hedged transaction affects profit or loss.

Amendment to IFRS7 Financial Instruments: Disclosures re IBOR reform

DP World Group policy is to manage exposure and volatility within the framework of the DP World Group Treasury policy using a variety of permitted derivative products as approved by the Board of Directors.

The London Interbank Offered Rate (LIBOR) was replaced from 31 December 2021 as the interest rate used in calculating floating or adjustable rates for loans, bonds, derivatives and other financial contracts and replaced by the Sterling Overnight Index Average (SONIA).

LONDON GATEWAY PORT LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

1. ACCOUNTING POLICIES (CONTINUED)

1.17 Financial liabilities (CONTINUED)

On account of the IBOR transition, 70 million of the loan is at a floating interest rate that has been changed from GBP LIBOR to GBP SONIA with effect from 31 December 2021. In all the interest payment periods commencing after December 2021, London Gateway Port Limited will be liable to pay floating interest rate of GBP SONIA plus credit adjustment spread of 1.85% for this loan. The remainder of the loan is either fixed or index linked.

1.18 Finance costs

Finance costs are charged to profit or loss over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

1.19 Operating leases: The Company as lessor

Rental income from operating leases is credited to profit or loss on a straight-line basis over the lease term.

Amounts paid and payable as an incentive to sign an operating lease are recognised as a reduction to income over the lease term on a straight-line basis, unless another systematic basis is representative of the time pattern over which the lessor's benefit from the leased asset is diminished.

1.20 Leased assets: The Company as lessor

Where assets leased to a third party give rights approximating to ownership (finance lease), the lessor recognises as a receivable an amount equal to the net investment in the lease i.e. the minimum lease payments receivable under the lease discounted at the interest rate implicit in the lease. This receivable is reduced as the lessee makes capital payments over the term of the lease.

A finance lease gives rise to two types of income: profit or loss equivalent to the profit or loss resulting from outright sale of the asset being leased, at normal selling prices, reflecting any applicable discounts, and finance income over the lease term.

1.21 Pensions

Defined contribution pension plan

The Company operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the Company pays fixed contributions into a separate entity. Once the contributions have been paid the Company has no further payment obligations.

The contributions are recognised as an expense in profit or loss when they fall due. Amounts not paid are shown in accruals as a liability in the balance sheet. The assets of the plan are held separately from the Company in independently administered funds.

1.22 Interest income

Interest income is recognised in profit or loss using the effective interest method.

LONDON GATEWAY PORT LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

1. ACCOUNTING POLICIES (CONTINUED)

1.23 Borrowing costs

Borrowing costs are recognised in the profit and loss account in the year in which they are incurred if they relate to assets which are currently in use. If borrowing costs relate to assets which are under construction or not yet in use then these costs are capitalised.

1.24 Provisions for liabilities

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.

1.25 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in profit or loss except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet date in the countries where the Company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the balance sheet, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

A deferred tax asset or liability 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.

Deferred tax assets and liabilities can only be disclosed net where there is a right of offset.

LONDON GATEWAY PORT LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

1. ACCOUNTING POLICIES (CONTINUED)

1.26 Leases

The Company as a lessee

The Company assesses whether a contract is or contains a lease, at inception of a contract. The Company recognises a right-of-use asset and a corresponding lease liability with respect to all lease agreements in which it is the lessee, except for short-term leases (defined as leases with a lease term of 12 months or less) and leases of low value assets. For these leases, the Company recognises the lease payments as an operating expense on a straight-line basis over the term of the lease unless another systematic basis is more representative of the time pattern in which economic benefits from the leased asset are consumed.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted by using the rate implicit in the lease. If this rate cannot be readily determined, the Company uses its incremental borrowing rate.

Lease payments included in the measurement of the lease liability comprise:

- fixed lease payments (including in-substance fixed payments), less any lease incentives;
- variable lease payments that depend on an index or rate, initially measured using the index or rate at the commencement date;
- payments of penalties for terminating the lease, if the lease term reflects the exercise of an option to terminate the lease.

The lease liability is included in 'Creditors' on the Balance Sheet.

The lease liability is subsequently measured by increasing the carrying amount to reflect interest on the lease liability (using the effective interest method) and by reducing the carrying amount to reflect the lease payments made.

The Company remeasures the lease liability (and makes a corresponding adjustment to the related right-of-use asset) whenever:

- a lease contract is modified and the lease modification is not accounted for as a separate lease, in which case the lease liability is remeasured by discounting the revised lease payments using a revised discount rate.

The right-of-use assets comprise the initial measurement of the corresponding lease liability, lease payments made at or before the commencement day and any initial direct costs. They are subsequently measured at cost less accumulated depreciation and impairment losses.

Right-of-use assets are depreciated over the shorter period of lease term and useful life of the underlying asset. If a lease transfers ownership of the underlying asset or the cost of the right-of-use asset reflects that the Company expects to exercise a purchase option, the related right-of-use asset is depreciated over the useful life of the underlying asset. The depreciation starts at the commencement date of the lease.

The right-of-use assets are included in the 'Intangible Assets', 'Tangible Fixed Assets' and 'Investment Property' lines, as applicable, in the Balance Sheet.

The Company applies IAS 36 to determine whether a right-of-use asset is impaired and accounts for any identified impairment loss as described in note 1.9.

LONDON GATEWAY PORT LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

1. ACCOUNTING POLICIES (CONTINUED)

1.26 Leases (CONTINUED)

As a practical expedient, IFRS 16 permits a lessee not to separate non-lease components, and instead account for any lease and associated non-lease components as a single arrangement. The Company has used this practical expedient.

The Company as a lessor

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

Amounts due from lessees under finance leases are recognised as receivables at the amount of the Company's net investment in the leases. Finance lease income is allocated to accounting periods so as to reflect a constant periodic rate of return on the Company's net investment outstanding in respect of the leases.

Rental income from operating leases is recognised on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight-line basis over the lease term.

When the Company is an intermediate lessor, it accounts for the head lease and the sublease as two separate contracts. The sublease is classified as a finance or operating lease by reference to the right-of-use asset arising from the head lease.

When a contract includes lease and non-lease components, the Company applies IFRS 15 to allocate the consideration under the contract to each component.

Periods covered by an option to extend the lease are included if the Company has reasonable certainty that the option will be exercised and periods covered by the option to terminate are included if it is reasonably certain that this will not be exercised.

LONDON GATEWAY PORT LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

2. JUDGEMENTS IN APPLYING ACCOUNTING POLICIES AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In preparing these financial statements, the directors have had to make the following judgements:

Determine whether there are indicators of impairment of the Company's tangible and intangible assets. Factors taken into consideration in reaching such a decision include the economic viability and expected future financial performance of the asset and where it is a component of a larger cash-generating unit, the viability and expected future performance of that unit.

Other key sources of estimation uncertainty include:

Tangible fixed assets (see note 15)

Tangible fixed assets, are depreciated over their useful lives taking into account residual values, where appropriate. The actual lives of the assets and residual values are assessed annually and may vary depending on the number of factors. In re-assessing asset lives, factors such as technological innovation, product life cycles and maintenance programmes are taken into account. Residual value assessments consider issues such as future market conditions, the remaining life of the asset and projected disposal values.

Deferred tax (see note 25)

Deferred tax liabilities are always provided for in full. Deferred tax assets are recognised to the extent that it is probable that the underlying deductible temporary differences will be able to be offset against future taxable income. Deferred tax assets and liabilities are calculated, without discounting, at tax rates that are expected to apply to their respective period of realisation, provided they are enacted or substantively enacted at the balance sheet date. Deferred tax is recognised as a component of the tax expense in the income statement, except where it relates to items charged or credited to other comprehensive income or directly to equity. The Deferred tax asset on the losses is recognised to the extent profits are expected in future. The availability of future profits is assessed by reference to the company's short-term and long-term business plans.

LONDON GATEWAY PORT LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

3. ANALYSIS OF REVENUE

An analysis of turnover by class of business is as follows:

	2025	2024
	£000	£000
Containerised stevedoring revenue	112,720	84,293
Containers other revenue	208,907	128,492
Non-containerised revenue	20,980	17,571
	<u>342,607</u>	<u>230,356</u>

All revenue arose within the United Kingdom.

4. OTHER OPERATING INCOME

	2025	2024
	£000	£000
Other operating income	3,049	798
Service charge receivable	204	197
Rental income- Land	1,908	3,070
	<u>5,161</u>	<u>4,065</u>

LONDON GATEWAY PORT LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

5. LEASES

Company as a lessee

The Company leases one vehicle and a small parcel of land which is utilised as a car park.

Lease liabilities are due as follows:

	2025	2024
	£000	£000
Not later than one year	66	63
Between one year and five years	16	82
	<u>82</u>	<u>145</u>

The following amounts in respect of leases, where the Company is a lessee, have been recognised in profit or loss:

	2025	2024
	£000	£000
Interest expense on lease liabilities	<u>6</u>	<u>6</u>

Company as a lessor

The Company has one finance lease as lessor relating to the Tanker Jetty land at London Gateway Port. The 999-year lease generates annual rent of £25,000 until October 2030, reducing to a peppercorn thereafter. The jetty was relocated to support berth construction, and the income is not material relative to the Company's £50m investment.

The Company also has four operating leases as lessor for properties at Berths 6 and 7, London Gateway Port, with lease terms ranging from 15 to 20 years and annual rentals between £291k and £575k. All leases include break clauses, with assets either constructed by the lessee or remaining in high demand if terminated.

LONDON GATEWAY PORT LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

5. LEASES (CONTINUED)

Finance leases

The following table summarises the undiscounted lease payments receivable after the reporting date.

	2025	2024
	£000	£000
Not later than one year	25	25
Between one and two years	25	25
Between two and three years	25	25
Between three and four years	25	25
Between four and five years	25	25
Later than five years	-	25
TOTAL UNDISCOUNTED LEASE PAYMENTS RECEIVABLE	<u>125</u>	<u>150</u>

Lease income from finance lease contracts in which the Company acts as a lessor is as below:

	2025	2024
	£000	£000
Lease income	<u>25</u>	<u>25</u>

Operating leases

The following summarises the undiscounted lease payments receivable after the reporting date.

	2025	2024
	£000	£000
Not later than one year	1,903	1,790
Between one and two years	1,904	1,891
Between two and three years	1,904	1,891
Between three and four years	1,904	1,891
Between four and five years	1,787	1,891
Later than five years	9,322	10,998
TOTAL UNDISCOUNTED LEASE PAYMENTS RECEIVABLE	<u>18,724</u>	<u>20,352</u>

LONDON GATEWAY PORT LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

5. LEASES (CONTINUED)

Lease income from operating lease contracts in which the Company acts as a lessor is as below:

	2025 £000	2024 £000
Lease income	1,908	3,070

6. OPERATING PROFIT

The operating profit is stated after charging:

	2025 £000	2024 £000
Depreciation of tangible fixed assets (note 15)	37,100	28,005
Amortisation of intangible assets (note 14)	989	437
Exchange differences	573	69
Defined contribution pension cost	3,033	2,460

7. AUDITOR'S REMUNERATION

	2025 £000	2024 £000
Audit of financial statements	261	263
	<u>261</u>	<u>263</u>

The auditor's remuneration of the parent company (London Gateway Port Holdings Limited) is also borne by London Gateway Port Limited. The remuneration of £261k includes £11k (2024 £11k) for London Gateway Port Holdings Ltd.

LONDON GATEWAY PORT LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

8. EMPLOYEES

Staff costs, including directors' remuneration, were as follows:

	2025	2024
	£000	£000
Wages and salaries	52,448	40,437
Social security costs	5,982	4,231
Cost of defined contribution scheme	3,033	2,460
	<u>61,463</u>	<u>47,128</u>

The average wages and salary costs of employees is £79,000 (2024: £61,000). The average social security costs is £8,000 (2024: £6,000), and the average pensions costs is £4,000 (2024: £4,000).

The average monthly number of employees, including the directors, during the year was as follows:

	2025	2024
	No.	No.
Operations	450	365
Engineering	168	157
Administration	158	138
	<u>776</u>	<u>660</u>

9. DIRECTORS' REMUNERATION

	2025	2024
	£000	£000
Directors' emoluments	583	488
Amounts receivable under long-term incentive schemes	90	85
	<u>673</u>	<u>573</u>

The highest paid director received remuneration of £309 thousand (2024 - £238 thousand).

Directors' remuneration includes defined contribution pension and bonus payments. It excludes salary payments to non-executive directors remunerated elsewhere within the DP World Group, as services provided to the Company are considered incidental to their wider Group responsibilities.

LONDON GATEWAY PORT LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

10. INTEREST RECEIVABLE

	2025	2024
	£000	£000
Other interest receivable	3,894	3,799
	<u>3,894</u>	<u>3,799</u>

Interest receivable relates to interest earned on the operating account.

11. INTEREST PAYABLE AND SIMILAR EXPENSES

	2025	2024
	£000	£000
Bank interest payable	30,195	34,279
Other finance charges	374	389
Interest on lease liabilities (IFRS 16)	6	6
	<u>30,575</u>	<u>34,674</u>

LONDON GATEWAY PORT LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2025

12. TAXATION

	2025 £000	2024 £000
CORPORATION TAX		
UK corporation tax charge on profit for the year	4,558	-
Adjustments in respect of previous periods	(539)	4,718
	<u>4,019</u>	<u>4,718</u>
Group relief payable/(receivable)	-	(6,607)
	<u>4,019</u>	<u>(1,889)</u>
TOTAL CURRENT TAX	<u>4,019</u>	<u>(1,889)</u>
DEFERRED TAX		
Origination and reversal of temporary differences	16,379	23,170
Adjustment in respect of prior periods	27	(12,567)
TOTAL DEFERRED TAX	<u>16,406</u>	<u>10,603</u>
TAXATION ON PROFIT ON ORDINARY ACTIVITIES	<u>20,425</u>	<u>8,714</u>

BEPS Pillar Two:

London gateway Port Limited is part of a Group that is within the scope of the Global Anti-Base Erosion ("GloBE") rules that apply to multinational groups with a consolidated turnover exceeding EUR 750 million. The GloBE rules provide the framework for an internationally coordinated system of taxation that imposes, on a jurisdictional basis, a top-up tax on profits whenever the effective tax rate is below the minimum rate of 15%.

United Kingdom has substantively enacted the GloBE rules into domestic legislation and these were in effect at the reporting date. It is the expectation of management that a different legal entity would act as the Pillar Two designated filing entity for United Kingdom and be responsible for any associated Pillar Two top-up tax liabilities.

LONDON GATEWAY PORT LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

12. TAXATION (CONTINUED)

FACTORS AFFECTING TAX CHARGE/(CREDIT) FOR THE YEAR

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

	2025 £000	2024 £000
Profit on ordinary activities before tax	107,101	56,760
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 25% (2024 - 25%)	26,776	14,190
EFFECTS OF:		
Expenses not deductible not taxable for tax purposes	107	34
Capital allowances for year in excess of depreciation	2,576	3,465
Income not taxable for tax purposes	(157)	(134)
Losses carried back	-	2,989
Adjustments to tax charge in respect of previous periods - deferred tax	27	(12,567)
Transfer pricing adjustments	(4,682)	(4,001)
Adjustments to tax charge in respect of previous periods	(539)	4,717
Group relief surrendered/ (claimed)	(3,683)	-
Deferred tax charged to OCI	-	-
Other adjustments	-	21
TOTAL TAX CHARGE FOR THE YEAR	20,425	8,714

FACTORS THAT MAY AFFECT FUTURE TAX CHARGES

No factors present to impact future corporation tax. Accordingly, the deferred tax balances have been measured using a tax rate of 25% (2024: 25%)

LONDON GATEWAY PORT LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

13. OTHER FINANCE INCOME

Other finance income represents the effective element of the movements in fair value of the cash flow hedge which are recognised in the profit and loss account. Other movements of the cash flow hedge are recognised in the Statement of Comprehensive Income.

14. INTANGIBLE ASSETS

	Software £000
COST	
At 1 January 2025	14,827
Additions	1,398
At 31 December 2025	16,225
AMORTISATION	
At 1 January 2025	14,049
Charge for the year on owned assets	989
At 31 December 2025	15,038
NET BOOK VALUE	
At 31 December 2025	1,187
At 31 December 2024	778

LONDON GATEWAY PORT LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

15. TANGIBLE ASSETS

	Freehold property £000	Plant, machinery & project funding £000	Motor vehicles £000	Rail £000	Fixtures, fittings, terminal & civils £000	Computer equipment (Hardware) £000	Assets in the course of construction £000	Total £000
COST OR VALUATION								
At 1 January 2025	233,513	329,098	1,469	40,467	592,588	24,132	327,770	1,549,037
Additions	-	-	-	-	-	-	168,160	168,160
Disposals	-	(1,645)	(34)	-	-	(562)	-	(2,241)
Transfers between classes	5,897	65,169	420	-	259,947	3,592	(335,025)	-
Impairments	(1,659)	-	-	-	-	-	-	(1,659)
At 31 December 2025	237,751	392,622	1,855	40,467	852,535	27,162	160,905	1,713,297
DEPRECIATION								
At 1 January 2025	21,429	137,405	1,301	7,333	116,453	10,824	-	294,745
Charge for the year on owned assets	1,100	16,213	233	677	16,915	1,899	-	37,037
Charge for the year on right-of-use assets	54	-	9	-	-	-	-	63
Disposals	-	(1,645)	(34)	-	-	(562)	-	(2,241)
At 31 December 2025	22,583	151,973	1,509	8,010	133,368	12,161	-	329,604

LONDON GATEWAY PORT LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

15. TANGIBLE ASSETS (CONTINUED)

NET BOOK VALUE

At 31 December 2025	215,168	240,649	346	32,457	719,167	15,001	160,905	1,383,693
At 31 December 2024	212,084	191,693	168	33,134	476,135	13,308	327,770	1,254,292

All assets held by the Company are pledged as security against the loan.

The net book value of land and buildings may be further analysed as follows:

	2025 £000	2024 £000
Freehold	215,168	212,084
	215,168	212,084

LONDON GATEWAY PORT LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

16. STOCKS

	2025	2024
	£000	£000
Raw materials and consumables	13,705	7,051
	<u>13,705</u>	<u>7,051</u>

Consumable Stores are machine parts not for re-sale. £12,462k of inventory has been recognised as cost of sales in the year.

17. DEBTORS

	2025	2024
	£000	£000
DUE AFTER MORE THAN ONE YEAR		
Other debtors	63	81
Capitalised Contract costs	26,400	-
	<u>26,463</u>	<u>81</u>

Other debtors is a finance lease receivable of £63k (2024 : £81k). Refer to note 5 for maturity profile of the lease receivable.

Included within non-current assets is a capitalised customer incentive arising from a long-term commercial arrangement. The asset is amortised on a systematic basis over the period in which the related economic benefits are expected to be realised.

The carrying amount of the asset at the reporting date was £26.4m. Amortisation recognised in the year amounted to £3.3m.

Management has assessed the recoverability of the asset and considers the carrying value to be supported by the future economic benefits expected to arise from the related contractual arrangement.

	2025	2024
	£000	£000
DUE WITHIN ONE YEAR		
Trade debtors	49,284	36,712
Amounts owed by group undertakings	8,793	7,201
Other debtors	8,840	4,561
Prepayments and accrued income	25,939	11,557
Group relief receivable	7,146	6,607
	<u>100,002</u>	<u>66,638</u>

Trade debtors are stated after provisions for impairment of £7.905m (2024 : £4.080m)

LONDON GATEWAY PORT LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

18. CASH AND CASH EQUIVALENTS

	2025	2024
	£000	£000
Bank and cash balances	76,014	65,625

Cash at bank includes £20.568m (2024 : £20.268m) of restricted cash in respect of monies held in respect of the requirements of the Debt Service Reserve Account as per the Common Terms Agreement.

19. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£000	£000
Bank loans	25,173	18,011
Trade creditors	12,968	17,306
Amounts owed to group companies	734,661	675,040
Corporation tax	-	1,270
Other taxation and social security	1,563	1,070
Lease liabilities	66	63
Other creditors	11,533	850
Accruals and deferred income	71,982	38,794
	857,946	752,404

The amounts owed to group companies comprises of loans which have been granted by London Gateway Port Holdings Limited and represent borrowings sourced to fund the construction of the Port. These intra-group loans are currently non-interest bearing. Loan repayments on the intra-group loans are repayable on demand.

The bank loan of £25,173k represents a repayment of the Berth 3 loan facility of £70m. This loan has a tenor of 20 years and is interest bearing at SONIA + 1.85%.

LONDON GATEWAY PORT LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

20. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2025	2024
	£000	£000
Bank loans	609,920	622,250
Lease liabilities	16	82
Accruals and deferred income	40,593	30,222
	<u>650,529</u>	<u>652,554</u>

Secured Loans

The amount owed as bank loans represents external borrowings from commercial lenders to fund the construction of the Port. The refinancing loans of £530,000k are interest bearing at a fixed rate of 4.507% and £57,497k which is index linked. The Berth 3 Loan facility £58,914k is interest bearing at SONIA + 1.8500%, for a tenor of 20 years and the first repayment of this loan was paid in 2022.

Land and buildings, intangible assets and plant and equipment totalling £1,729,522k (2024: £1,563,864k) are pledged as security against bank loans.

Deferred income represents a contribution received from the Port of London Authority (PLA) towards the cost of dredging carried out by London Gateway on the River Thames. The contribution was received in recognition that London Gateway had incurred dredging costs, which in part generated benefit to the PLA and their commercial operations. The balance has been treated as deferred income as it will be released to the profit and loss over the life of the Port asset (50 years).

There is also a TEN-T grant which was received from the European Union as a contribution towards dredging of the new shipping lane. This was all transferred from assets under the course of construction to deferred income in 2017. Similarly, a contribution from the Environment Agency was received towards the construction of Site X, a wildlife habitat in Kent. Both these sums are also being amortised over 50 years, the life of the Port asset.

The Company received a grant for £969k from the Department for Transport on 07 October 2020 against the agreement and the project for the Port Infrastructure Resilience and Connectivity (PIRC) fund that was completed in October 2019. All costs will be amortised over 50 years, the life of the Port asset along with the grant income being deferred to match the costs.

The Company received a grant for £3,880k in 2021 from the Department for Transport against the agreement for the Port Infrastructure Fund (PIF) in respect of the projects to construct a Truck Park and the expansion of the Border Force facility. Both projects were completed in 2022. All costs will be amortised over 50 years, the life of the Port asset along with the grant income being deferred to match the costs.

LONDON GATEWAY PORT LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

21. LEASES : COMPANY AS A LESSEE

	2025	2024
	£000	£000
LEASE LIABILITY		
Lease liabilities recognised at 1 January	145	181
Additions	-	25
Payments	(69)	(68)
Deductions	-	-
Interest expense	6	7
AS AT 31 DECEMBER	<u>82</u>	<u>145</u>

Lease liabilities classified as:

	2025	2024
	£000	£000
Current	66	63
Non-current	16	82
	<u>82</u>	<u>145</u>

In calculating the lease liability to be recognised on adoption, the Company used an incremental borrowing rate of 4.5% at 1 January 2022 for the leased land.

Refer to note 15 for right of use assets and also refer to note 5 for maturity profile of lease liabilities.

LONDON GATEWAY PORT LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

22. LOANS

Analysis of the maturity of loans is given below:

	2025	2024
	£000	£000
AMOUNTS FALLING DUE WITHIN ONE YEAR		
Bank loans	25,173	18,011
	<u>25,173</u>	<u>18,011</u>
AMOUNTS FALLING DUE AFTER MORE THAN 5 YEARS		
Bank loans	609,920	622,251
	<u>609,920</u>	<u>622,251</u>

Bank loans include £8.67m (2024: £8.67m) borrowing costs netted off against the loan.

23. FINANCIAL INSTRUMENTS

	2025	2024
	£000	£000
FINANCIAL ASSETS		
Financial assets that are trade and other debtors, cash, amount owed by group undertaking measured at amortised cost	140,981	114,181
	<u>140,981</u>	<u>114,181</u>
FINANCIAL LIABILITIES		
Financial liabilities measured at amortised cost	(1,394,337)	(1,333,603)
	<u>(1,394,337)</u>	<u>(1,333,603)</u>

Financial assets that are measured at amortised cost comprise trade debtors, amounts owed by group undertakings, other debtors and cash. The allowance account for trade receivables is used to record impairment losses unless the Company is satisfied that no recovery of the amount owing is possible; at that point the amounts considered irrecoverable are written off against the trade receivables directly. Credit losses for the period amounts to £1,255,499.

Financial liabilities measured at amortised cost comprise trade creditors, other creditors, bank loans, shareholder loans, lease liabilities and amounts owed to group undertakings.

Derivative financial instruments designated as hedges of variable interest rate risk comprise cashflow hedges. The Company has entered into fixed interest rate swaps to mitigate its interest rate exposure. The Company does not hold or issue derivative financial instruments for speculative purposes.

LONDON GATEWAY PORT LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

24. DEFERRED TAXATION

	2025 £000	2024 £000
At 1 January	(21,719)	(11,116)
Charged to profit and loss	(16,406)	(10,603)
At 31 December	(38,125)	(21,719)

The deferred tax balance is made up as follows:

	2025 £000	2024 £000
Tax losses carried forward	32,531	34,535
Other	68	44
Property, plant and equipment	(70,724)	(56,298)
COMPRISING:		
Liability	(38,125)	(21,719)
	(38,125)	(21,719)

25. CALLED UP SHARE CAPITAL

	2025 £000	2024 £000
Authorised, allotted, called up and fully paid		
25,000,101 (2024 - 25,000,101) Ordinary shares of £1.00 each	25,000	25,000

There are no preferences and restrictions attached to the ordinary shares. There are also no restrictions on the distribution of dividends and the repayment of capital.

26. RESERVES

Retained earnings

The profit and loss account is the amount of distributable profit less dividends paid.

LONDON GATEWAY PORT LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

27. CONTINGENT LIABILITIES

As part of the Agreement Relating to Dredging and Operations at London Gateway dated 4th January 2010 the Port of London Authority (PLA) made a contribution of £17m to the development and construction of the terminal and in addition agreed to release its right to charge conservancy to London Gateway vessels for a period of 20 years from operational start date (which is 16th November 2013). In return, the PLA were able to recover their contribution through charging an Estuary charge for ships coming in and out and also against the sale of foreshore and dredged materials. The contract contained a cashflow model and clause 8.4 of the agreement allows the PLA the right to recover any shortfall (note not time restricted) and London Gateway Port Limited has the right in clause 8.5 every five years to recoup any overpayment (but limited to payments previously made to the PLA under clause 8.4).

Considering the above, this is a timing issue. The Company has confirmed with the PLA that the Company doesn't need to make any payment currently considering it is likely to recover back in future and that there is no contingent liability or asset due at 31 December 2025. The PLA and London Gateway propose reviewing this each year to ensure the forecast continues to demonstrate that the PLA will recover the minimum position as set out in the contract schedule and this agreement in no way waives their rights in the future to exercise clause 8.4.

28. CAPITAL COMMITMENTS

The company has the following capital commitments.

	2025 £000	2024 £000
Capital commitments due within one year	320,037	48,881
	<u>320,037</u>	<u>48,881</u>

Commitments of £320,036,720 at 31 December 2025 are in respect of committed costs for the construction and supply of equipment for Berth 5.

29. PENSION COMMITMENTS

The Company operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the Company in an independently administered fund. The pension cost charge represents contributions payable by the Company to the fund and amounted to £3,033,000 (2024: £2,460,000).

LONDON GATEWAY PORT LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

30. ULTIMATE PARENT UNDERTAKING AND CONTROLLING PARTY

The smallest group of companies for which consolidated financial statements are prepared and in which the company is consolidated is The Peninsular and Oriental Steam Navigation Company, a company incorporated by Royal Charter and therefore not registered, copies of whose accounts can be obtained from: The Registrar of Companies, Companies House, Crown Way, Cardiff, CF14 3UZ.

The largest group of companies for which consolidated financial statements are prepared and which are publicly available, and in which the Company is consolidated is DP World Limited, a company limited by shares incorporated in Dubai, whose accounts are filed with the Dubai International Financial Centre.

The immediate parent undertaking at 31 December 2025 was London Gateway Port Holdings Limited, whose registered office is 16 Palace Street, London, SW1E 5JQ, United Kingdom.

In the opinion of the directors, the ultimate controlling parent undertaking as at 31 December 2025 was Port & Free Zone World FZE, which owns 100% of DP World Limited. Port & Free Zone World FZE is a wholly owned subsidiary of Dubai World Corporation, which is the ultimate parent company of the Company, but which does not exert control over the Company. Both Port and Free Zone World FZE and Dubai World Corporation have their registered offices at Jebel Ali Free Zone, P.O. Box 17000, Dubai, United Arab Emirates.

31. RELATED PARTY DISCLOSURES

The Company has taken advantage of the exemption from disclosing transactions with entities which are wholly owned by the group. There are no related party transactions with respect to directors of the business.