

GREGORY PROPERTY GROUP LIMITED  
STRATEGIC REPORT  
FOR THE YEAR ENDED 30 JUNE 2020

The Directors present the Strategic Report and Financial Statements for the year ended 30 June 2020.

**Fair Review of the Business**

For the year to 30 June 2020 we made a notable before tax profit of £1.500M with Shareholder's Funds increasing sharply to £2.837M. We anticipate achieving a healthy but more modest profit in the current year.

The Corona Virus has made an indelible mark on the vast majority of the UK's activities and prosperity over the months since I last reported. However, with vaccines soon to be available a slow recovery should emerge and heightened expectations be fulfilled.

The Park 32 Pontefract development was successfully concluded over the Summer with the remaining three units sold to a single investor. The proposed Barnsley project, at Rockingham, is similar to and will follow Park 32 once a planning application has been submitted. We believe there will be a good demand for the distribution units amounting to about 140,000 sq ft all together.

On the traditional housing front Abbeystone Gardens, Monk Fyston has been completed. As for Hutton Hall Eccleshill and Church View Dacre Banks the final phases of each are underway with hope of a conclusion to both developments by early Summer 2021 when substantial invested funds should be recovered. Sales to date at 45% are promising.

The Refinery Leeds, a PBSA venture, was completed in time for students arriving in the City with much credit to go to GMI Construction Group and the professional team for coping admirably with the far reaching effects of the pandemic.

Other opportunities in the Leeds City Region are being negotiated.

By order of The Board

G Barry Gregory  
**Chairman**  
26 November 2020