

Financial Statements for the six months ended 30 June 2012

Registered Number 00541132

# Group Directors & Secretary

### **Directors**

Henry Angest LLL, Hon. F. UHI Non-Executive Chairman

Paul Lynam ACIB, AMCT, Fifs Chief Executive Officer

Neeraj Kapur BEng, ACGI, FCA, CF, FCIBS Chief Financial Officer

Andrew Salmon ACA Non – Executive Director

Paul Marrow ACIB Independent Non – Executive Director

Carol Sergeant BA, MBA, CBE Independent Non – Executive Director

### **Secretary**

J R Kaye FCIS

## Chairman's Statement

Secure Trust Bank PLC is successfully delivering the commitments made at the time of the flotation as evidenced by the significant progress in the first six months of 2012. The profit before tax for the period is £12.4 million. This includes a fair value gain of £8.9 million which arose from the acquisition accounting required for the purchase of Everyday Loans. We expect most of this to amortise over the next 3 years. The underlying profit before tax increased to £7.5 million, an increase of 50% over the same period last year. We have remained true to our philosophy of managing the bank's balance sheet on a prudent basis. This is reflected in robust capital, modest gross leverage and very strong funding positions.

Previously we have made reference to a significant pipeline of organic and external business opportunities. We were therefore delighted to conclude the acquisition of Everyday Loans Holdings Limited and its subsidiaries on 8 June as it continues to broaden and diversify our business.

Provided there is no further material deterioration in the economy, we expect to see an increase in the underlying profitability of the business in the second half of 2012 due to a combination of organic business growth, an improved net interest margin reflecting the removal of the excess liquidity and the earnings contributed from the Everyday Loans acquisition.

As a result of the first half performance the Board proposes to pay an interim dividend of 14p per share for the six months ending 30 June 2012. This will be paid on 21 September 2012 to shareholders on the register as at 24 August 2012.

Henry Angest Chairman 25 July 2012

## Chief Executive's Statement

In the first six months of 2012 Secure Trust Bank has built on the position created by the flotation of the Company in November 2011. As a result, and notwithstanding a challenging economic environment, we have been able to deliver a strong underlying performance for the period and progress our plans to grow a sustainable alternative to the current high street banking models.

Excluding the fair value gain, costs relating to the acquisition of Everyday Loans, the effects of acquired portfolios, the accrued costs for the share options granted at the IPO, the costs of surplus deposits held in anticipation of the acquisition and group recharges, the underlying profit before tax shows 50% growth over the prior period.

### Disciplined management of the balance sheet

The acquisition of Everyday Loans significantly reduced the Company's excess liquidity. We have returned to our normal deposit raising activities and are opening a range of new fixed term deposit products which have seen very strong demand from customers.

The additional deposits being raised enable us to increase the match funding of fixed term lending against fixed term deposits. The majority of the medium term lending book is now match funded by fixed term deposits.

As a result of the IPO, our core Tier one capital increased from 14% as at 30 June 2011 to 21% as at 31 December 2011, with total capital rising from 15% to 23% in the same period. Organic growth and the Everyday Loans acquisition have allowed us successfully to deploy capital resulting in our Tier one ratio being 15% and total capital 17% as at 30 June 2012. The gross leverage remains a modest 7.6x (6.7x as at 31 December 2011).

### Lending activities

Given the uncertain economic picture, we took the precaution of tightening our lending criteria at the beginning of the year. As a result we have been able to enhance the credit quality of the new business without reducing overall volumes. This approach has, in part, contributed to impairments being at levels below our expectations. The continued economic uncertainty warrants ongoing prudence and as the portfolio matures we expect to see, and have priced for, higher impairment levels than we are experiencing.

During the first half of 2012 we have continued to grow the overall lending portfolio on a controlled and balanced basis. Our routes to market have been further enhanced with new distribution agreements reached with large national businesses including DFS, Shop Direct (Littlewoods), Vospers and Ridgeway garages.

Total lending balances, net of provisions and excluding Everyday Loans, have increased to £189.4 million as at 30 June 2012. This represents growth of 53% over the same period in 2011 (£123.9 million) and 23% growth over the 2011 year end position of £154.6 million. Inclusive of Everyday Loans the overall lending balances are £260.3 million representing 110% growth on prior period and 68.4% on the year end balances.

Motor Finance balances have grown to £78.0 million from £48.4 million a year ago and £63.4 million as at 31 December 2011 representing 61% and 23% growth respectively.

Personal unsecured lending balances have grown to £55.3 million from £34.6 million a year ago and £43.6 million as at 31 December 2011 representing 59.8% and 26.8% growth respectively.

Retail Point of Sale balances have grown to £52.3 million from £32.1 million a year ago and £42.6 million as at 31 December 2011 representing 63.3% and 22.8% growth respectively.

The acquired portfolio balances have continued to repay as expected and show £0.7 million outstanding at 30 June 2012. This compares to £5.8 million a year ago and £2.5 million as at 31 December 2011.

The OneBill customers' loans have grown to £3 million from £2.3 million as at 31 December 2011.

A positive development in the second quarter of 2012 was the successful implementation of our improved internet lending portal. This is initially supporting our partnership with Shop Direct. The functionality gives us a variety of opportunities which range from more strategic relationships such as Shop Direct through to developing a direct to Bank lending channel.

### Chief Executive's Statement

#### Fee based services

For some time OneBill accounts have not been open to new customers and therefore we are encouraged that the number of OneBill customers reduced more slowly than expected, to end the period at 27,209. This represents a reduction of 5.2% on the 28,698 customer base as at 31 December 2011. Total revenue amounted to £4.2 million for the first half which compares to £9.3 million for the whole of 2011.

The biggest development so far this year for our current account was the launch of our new internet banking platform in April. This will enhance our customers' experience whilst improving operational efficiencies. Customer feedback has been positive and whilst we have held back growth in this part of the business during the process of upgrading our own systems, we are pleased to report total income in the first half of the year of £1.1 million which compares to £1.9 million for the whole of 2011. We look forward to enhanced growth in the second half of 2012.

### Acquisitions improve distribution and market presence

The acquisition of Everyday Loans and its subsidiaries represents a significant strategic development for Secure Trust Bank. We have had a relationship with Everyday Loans since its formation in 2006 and have been impressed with the profitable development of the business and in particular the quality of the management. Like many non bank financial institutions, Everyday Loans has been constrained due to a lack of wholesale funding. This presented an opportunity for us to acquire the business at a modest valuation having concluded extensive due diligence.

Everyday Loans is a provider of unsecured loans to a customer base predominantly in lower income groups. Everyday Loans originates applications through the internet and brokers. Loans are advanced, serviced and collected through a national network of 26 offices. New lending is approved in a thorough and robust manner which includes a detailed face to face interview and full income and expenditure review. Whilst some would regard this as an 'old fashioned' way to do business, it reduces fraud and bad debt risks and ensures the customers get a fair outcome by only allowing them to borrow what they can afford to repay. This part of the business will continue to trade using the "Everyday Loans" brand.

Going forward we see considerable opportunity to grow this business organically and will be developing a wider range of products, including a new budget account, which we intend to market through the national office network. Since acquiring the business we have agreed to open a new office in Middlesbrough.

At 30 June 2012 lending balances were £70.9 million.

#### Investing ahead of growth

As we said at the time of the flotation we will continue to invest in the management controls across the business in order to control growth. The costs avoided due to the lower than expected impairments has enabled us to accelerate our plans to augment our Risk, Finance and Anti Fraud teams without impacting our profitability.

We place a huge emphasis on professionalism and are especially keen to support staff to develop their skills to enhance their potential and by association our customers' experience of dealing with them. With this in mind we have over 50 staff currently undertaking government sponsored apprenticeships.

We intend to recruit at least 10 A-level school leavers in the second half of 2012 on a scheme which will, subject to performance, allow them to develop a progressive career with us whilst simultaneously studying for a BSc (Hons) in Banking Practice and Management via the IFS School of Finance. We anticipate that this will prove very popular.

### Outlook

Our strong funding, liquidity and capital positions allow us to be competitive relative to many other banks and lenders. We note the comments in the White Paper released on 14 June 2012 signalling that the Government recognises the competitive challenges faced by smaller banks. We also note the OFT announcement on 13 July 2012 of an investigation into the UK Personal Current Account market, and the speech made by Lord Turner, Chairman of the FSA, on 24 July 2012 in which he expressed his views about some of the barriers to more effective competition in the UK Banking industry. We welcome any initiative to level the competitive playing field and will seek to provide input to these should the opportunity present itself.

## Chief Executive's Statement

We continue to see strong organic demand for our products from a wide variety of customers. Our distribution channels are being continually improved and diversified and we are focused on establishing a more prominent presence in our chosen markets. The acquisition of Everyday Loans will help with this objective and should make a material contribution to the second half profits of 2012. With an ongoing pipeline of organic and external business opportunities, and none of the significant issues impacting on many of the larger banks, subject to there being no further material deterioration in the economic environment, we are confident about the future potential of Secure Trust Bank.

Paul Lynam Chief Executive 25 July 2012

# Consolidated Statement of Comprehensive Income

|   | Six months       | Six months       |
|---|------------------|------------------|
|   | ended 30<br>June | ended 30<br>June |
|   | 2012             | 2011             |
|   | £000£            | £000             |
| Interest and similar income   | 15,711           | 9,896            |
| Interest expense and similar charges  | (4,203)          | (1,898)          |
| Net interest income   | 11,508           | 7,998            |
| Fee and commission income   | 6,397            | 5,572            |
| Fee and commission expense  | (1,025)          | -                |
| Net fee and commission income   | 5,372            | 5,572            |
| Operating income  | 16,880           | 13,570           |
| Impairment losses on loans and advances   | (3,051)          | (1,812)          |
| Gain from a bargain purchase  | 8,917            | -                |
| Operating expenses  | (10,337)         | (8,094)          |
| Profit before income tax  | 12,409           | 3,664            |
| Income tax expense  | (717)            | (990)            |
| Profit for the period   | 11,692           | 2,674            |
| •   |                  |                  |
| Other comprehensive income  |                  |                  |
| Revaluation reserve   |                  |                  |
| - Amount transferred to profit and loss   | (1)              | (1)              |
| Hedging reserve   |                  |                  |
| - Effective portion of changes in fair value  | 13               | -                |
| Other comprehensive income for the period, net of income tax                                    | 12               | (1)              |
| Total comprehensive income for the period   | 11,704           | 2,673            |
|   |                  |                  |
| Profit attributable to:   |                  |                  |
| Equity holders of the Group   | 11,692           | 2,674            |
| Total comprehensive income attributable to:   |                  |                  |
| Equity holders of the Group   | 11,704           | 2,673            |
| Equity notation of the Group  | 11,704           | 2,073            |
| Earnings per share for profit attributable to the equity holders of the Group during the period |                  |                  |
| (expressed in pence per share):   |                  |                  |
| - basic and diluted earnings per share  | 82.5             | 21.4             |
|   |                  |                  |

## Consolidated Statement of Financial Position

|   | At 30           | luno         |
|---|-----------------|--------------|
|   | At 30 .<br>2012 | June<br>2011 |
|   | £000            | £000         |
| ASSETS                                      | 2000            | 2000         |
| Cash  | _               | 10           |
| Derivative financial instruments            | 71              | 501          |
| Loans and advances to banks                 | 69,326          | 96,560       |
| Loans and advances to customers             | 260,306         | 123,857      |
| Debt securities held-to-maturity            | · -             | 5,555        |
| Current tax asset                           | 4               | _            |
| Other assets                                | 6,560           | 14,635       |
| Intangible assets                           | 5,691           | 729          |
| Property, plant and equipment               | 5,608           | 5,110        |
| Deferred tax asset                          | 5,612           | _            |
| Total assets                                | 353,178         | 246,957      |
| LIABILITIES AND EQUITY                      |                 |              |
| Liabilities                                 |                 |              |
| Deposits from customers                     | 297,895         | 217,001      |
| Current tax liability                       | 174             | 1,637        |
| Other liabilities                           | 12,146          | 8,794        |
| Deferred tax liability                      | 3,039           | 56           |
| Debt securities in issue                    | 5,000           | 3,000        |
| Total liabilities                           | 318,254         | 230,488      |
| Equity attributable to owners of the parent |                 |              |
| Share capital                               | 5,667           | 5,000        |
| Share premium                               | 9,547           | -            |
| Retained earnings                           | 19,887          | 11,328       |
| Cash flow hedging reserve                   | (316)           | -            |
| Revaluation reserve                         | 139             | 141          |
| Total equity                                | 34,924          | 16,469       |
| Total liabilities and equity                | 353,178         | 246,957      |

# Consolidated Statement of Changes in Equity

|  | Share<br>capital | Share premium | Revaluation reserve | Cash flow<br>hedging<br>reserve | Retained earnings    | Total                       |
|--|------------------|---------------|---------------------|---------------------------------|----------------------|-----------------------------|
|  | £000             | £000          | £000                | £000                            | £000                 | £000                        |
| Balance at 1 January 2012  | 5,667            | 9,547         | 140                 | (329)                           | 8,790                | 23,815                      |
| Total comprehensive income for the period  |                  |               |                     |                                 |                      |                             |
| Profit for the six months ended 30 June 2012   | -                |               | -                   |                                 | 11,692               | 11,692                      |
| Other comprehensive income, net of income tax<br>Revaluation reserve   |                  |               |                     |                                 |                      |                             |
| - Amount transferred to profit and loss<br>Cash flow hedging reserve   | -                | -             | (1)                 | -                               | -                    | (1)                         |
| - Effective portion of changes in fair value   | _                |               | _                   | 13                              | _                    | 13                          |
| Total other comprehensive income   |                  |               | (1)                 | 13                              | _                    | 12                          |
| Total comprehensive income for the period  |                  | _             | (1)                 | 13                              | 11,692               | 11,704                      |
| Total comprehensive income for the period  |                  |               | (1)                 | 10                              | 11,072               | 11,701                      |
| Transactions with owners, recorded directly in equity<br>Contributions by and distributions to owners        |                  |               |                     |                                 |                      |                             |
| Dividends  | -                | -             | -                   | -                               | (595)                | (595)                       |
| Total contributions by and distributions to owners   | -                |               | -                   |                                 | (595)                | (595)                       |
| Balance at 30 June 2012  | 5,667            | 9,547         | 139                 | (316)                           | 19,887               | 34,924                      |
|  | Share<br>capital | Share premium | Revaluation reserve | Cash flow<br>hedging<br>reserve | Retained<br>earnings | Total                       |
|  | £000             | £000          | £000                | £000                            | £000                 | £000                        |
| Balance at 1 January 2011  | 5,000            | -             | 142                 | -                               | 10,654               | 15,796                      |
| <b>Total comprehensive income for the period</b> Profit for the six months ended 30 June 2011                | -                | -             | -                   | -                               | 2,674                | 2,674                       |
| Other comprehensive income, net of income tax<br>Revaluation reserve   |                  |               |                     |                                 |                      |                             |
| - Amount transferred to profit and loss  | -                | -             | (1)                 | -                               | -                    | (1)                         |
| Total other comprehensive income   |                  | -             | (1)                 | -                               |                      | (1)                         |
| Total comprehensive income for the period  | -                | -             | (1)                 | -                               | 2,674                | 2,673                       |
|  |                  |               |                     |                                 |                      |                             |
| Transactions with owners, recorded directly in equity Contributions by and distributions to owners Dividends |                  |               |                     |                                 | (2,000)              | (2,000)                     |
|  | <u>-</u>         |               | <u>-</u>            |                                 | (2,000)              | (2,000)<br>( <b>2,000</b> ) |

## Consolidated Statement of Cash Flows

|  | Six months<br>ended 30<br>June | Six months<br>ended 30<br>June |
|--|--------------------------------|--------------------------------|
|  | 2012                           | 2011                           |
|  | £000                           | £000                           |
| Cash flows from operating activities   |                                |                                |
| Profit for the six months  | 11,692                         | 2,674                          |
| Income tax expense   | 717                            | 990                            |
| Depreciation   | 115                            | 227                            |
| Amortisation   | 289                            | 77                             |
| Gain from a bargain purchase   | (8,917)                        | _                              |
| Provisions against amounts due from customers  | 3,051                          | 1,812                          |
| Cash flows from operating profits before changes in operating assets and liabilities | 6,947                          | 5,780                          |
| Changes in operating assets and liabilities:   |                                |                                |
| - net increase in loans and advances to customers                                    | (37,507)                       | (36,187)                       |
| - net decrease in other assets   | 3,926                          | 2,217                          |
| - net increase in loans and advances to banks  | (11,976)                       | -                              |
| - net increase in amounts due to customers   | 25,832                         | 63,223                         |
| - net increase in other liabilities  | 495                            | 1,759                          |
| - income tax paid  | (208)                          | (819)                          |
| Net cash (outflow)/inflow from operating activities                                  | (12,491)                       | 35,973                         |
| Cash flows from investing activities   |                                |                                |
| Borrowings repaid on acquisition of subsidiary undertaking                           | (71,618)                       | -                              |
| Cash acquired on purchase of subsidiary undertaking                                  | 991                            | -                              |
| Purchase of computer software  | (129)                          | (23)                           |
| Purchase of property, plant and equipment  | (306)                          | (42)                           |
| Net cash outflow from investing activities   | (71,062)                       | (65)                           |
| Cash flows from financing activities   |                                |                                |
| Increase in subordinated loan  | 2,000                          | -                              |
| Dividends paid   | (595)                          | (2,000)                        |
| Net cash used in financing activities  | 1,405                          | (2,000)                        |
| Net (decrease)/increase in cash and cash equivalents                                 | (82,148)                       | 33,908                         |
| Cash and cash equivalents at 1 January   | 119,545                        | 68,217                         |
| Cash and cash equivalents at 30 June   | 37,397                         | 102,125                        |

## Notes to the Consolidated Financial Statements

### 1. Operating segments

The Group is organised into six main operating segments, which consist of the different products available, disclosed below:

- 1) Personal unsecured lending Unsecured consumer loans sold to existing customers via brokers and affinity partners.
- 2) Motor finance Hire purchase agreements secured against the vehicle being financed.
- 4) Retail point of sale finance Point of sale retail unsecured finance for in-store and online retailers
- 2) Acquired portfolios Portfolios of unsecured personal loans acquired from Citigroup and Liverpool Victoria.
- 5) One Bill An account designed to aid customers with their household budgeting and payments process.
- 6) Everyday Loans Acquired entity during the period. A provider of unsecured loans.

There were no transactions between the operating segments. Management review these segments by looking at the income, size and growth rate of the loan books, impairments and customer numbers. Except for these items no costs or balance sheet items are allocated to the segments.

|                                 | Personal<br>Lending         | Motor<br>Finance         | Retail<br>Finance         | Everyday<br>Loans         | Acquired Portfolios            | One Bill         | Other         | Group Total         |
|---------------------------------|-----------------------------|--------------------------|---------------------------|---------------------------|--------------------------------|------------------|---------------|---------------------|
| Six months ended 30 June 2012   | £000                        | £000                     | £000                      | £000                      | £000                           | £000             | £000          | £000                |
| Interest revenue                | 3,965                       | 7,610                    | 2,562                     | 1,160                     | 240                            | -                | 174           | 15,711              |
| Fee and commission income       | -                           | -                        | _                         |                           | -                              | 4,225            | 2,172         | 6,397               |
| Revenue from external           |                             |                          |                           |                           |                                |                  |               |                     |
| customers                       | 3,965                       | 7,610                    | 2,562                     | 1,160                     | 240                            | 4,225            | 2,346         | 22,108              |
| Impairment losses               | 883                         | 1,064                    | 264                       | 378                       | 104                            | (46)             | 404           | 3,051               |
| Lending balances                | 55,319                      | 77,980                   | 52,343                    | 70,900                    | 729                            | 1,832            | 1,203         | 260,306             |
| Six months ended 30 June 2011   | Personal<br>Lending<br>£000 | Motor<br>Finance<br>£000 | Retail<br>Finance<br>£000 | Everyday<br>Loans<br>£000 | Acquired<br>Portfolios<br>£000 | One Bill<br>£000 | Other<br>£000 | Group Total<br>£000 |
| Interest revenue                | 2,621                       | 4,120                    | 1,603                     | -                         | 1,383                          | -                | 169           | 9,896               |
| Fee and commission income       | -                           | -                        | -                         | -                         | -                              | 4,769            | 803           | 5,572               |
| Revenue from external customers | 2,621                       | 4,120                    | 1,603                     | -                         | 1,383                          | 4,769            | 972           | 15,468              |
| Impairment losses               | 702                         | 784                      | 113                       | -                         | -                              | (67)             | 280           | 1,812               |
| Lending balances                | 34,552                      | 48,386                   | 32,053                    | -                         | 5,807                          | 2,637            | 422           | 123,857             |

The "Other" segment above includes segments below the quantitative threshold for separate disclosure and fulfils the requirement of IFRS8.28. All the Group's operations are conducted wholly within the United Kingdom and geographical information is therefore not presented.

### 2. Earnings per ordinary share

Basic and diluted

Earnings per ordinary share are calculated by dividing the profit attributable to equity holders of the Group of £11,692,000 (2011: £2,673,000) by the weighted average number of ordinary shares 14,166,667 (2011: 12,500,000) in issue during the year. As a result of the share consolidation and division during the second half of 2011, the 2011 weighted average number of ordinary shares has been restated on a comparable basis.

The share options granted through the share option scheme do not meet the definition of dilutive shares since they are currently to be cash settled contingently based on the Group achieving specified future targets.

## Notes to the Consolidated Financial Statements

#### 3. Loans and advances to banks

Included within loans and advances to banks are amounts placed with Arbuthnot Latham & Co., Limited, a related company, of £26,447,000 (31 December 2011:£81,601,000; 30 June 2011:£32,557,000).

### 4. Acquisition of Everyday Loans

On 8 June 2012 Secure Trust Bank Plc (STB) acquired 100% of the shares in Everyday Loans Holdings Limited and its wholly owned subsidiaries Everyday Loans Limited and Everyday Lending Limited (together "EDL"). EDL was controlled by its management team and Alchemy Partners Nominees Limited.

STB acquired EDL for consideration of £1. Upon acquisition STB provided funding so that EDL could redeem the remaining £34 million of subordinated debt principally held by Alchemy and also provided a loan facility of £37 million to refinance EDL's existing bank debt and to fund future loans. A payment of up to a maximum of £1.5 million will be made to the management team of EDL in March 2013, subject to achieving certain performance targets in 2012.

|                                       | Acquired      |             | Recognised    |
|---------------------------------------|---------------|-------------|---------------|
|                                       | assets /      | Fair value  | values on     |
|                                       | liabilities   | adjustments | acquisition   |
|                                       | £'000         | £'000       | £'000         |
| Intangible assets                     | 50            | 5,115       | 5,165         |
| Property, plant and equipment         | 491           | 5,115       | 3,103         |
| Loans and advances to customers       |               |             |               |
| Cash at bank                          | 63,720<br>991 | 7,545       | 71,265<br>991 |
| Other assets                          | 24            | -           | 24            |
| Prepayments and accrued income        | 2,939         | -           | 2,939         |
| Deferred tax asset                    | 2,939         |             |               |
|                                       | -             | 5,400       | 5,400         |
| Total assets                          | 68,215        | 18,060      | 86,275        |
| Loans and debt securities             | 71,618        | -           | 71,618        |
| Other liabilities                     | 960           | -           | 960           |
| Accruals and deferred income          | 1,741         | -           | 1,741         |
| Deferred tax liabilities              | -             | 3,039       | 3,039         |
| Total liabilities                     | 74,319        | 3,039       | 77,358        |
| Net identifiable (liabilities)/assets | (6,104)       | 15,021      | 8,917         |
| Consideration £1                      |               |             | -             |
| Gain from a bargain purchase          |               | _           | 8,917         |

### 5. Basis of reporting

The interim financial statements have been prepared on the basis of accounting policies set out in the Group's 2011 annual report and accounts as amended by standards and interpretations effective during 2012. The statements were approved by the Board of Directors on 25 July 2012 and are unaudited. The interim financial statements will be posted to shareholders and copies may be obtained from The Company Secretary, Secure Trust Bank Plc, One Arleston Way, Solihull, B90 4LH.

## Corporate Contacts & Advisers

### **Secretary & Registered Office**

J R Kaye FCIS One Arleston Way Solihull B90 4LH T 0121 693 9100 F 0121 693 9124

#### **Advisers**

Independent Auditor: KPMG Audit Plc Chartered Accountants One Snowhill Snow Hill Queensway Birmingham B4 6GH

Principal Bankers: Barclays Bank PLC 38 Hagley Road Edgbaston Birmingham B16 8NY

Stockbrokers:

Canaccord Genuity Limited 88 Wood Street London EC2V 7QR

Nominated Advisor: Canaccord Genuity Hawkpoint 41 Lothbury London EC2R 7AE

Registrars:
Capital Registrars Limited
The Registry
34 Beckenham Road
Beckenham
Kent
BR3 4TU