

PROGRAMME MEMORANDUM



MORHOMES PLC

(incorporated in England and Wales with limited liability under the Companies Act 2006 with registration number 10974098)

£5,000,000,000

Secured Euro Medium Term Note Programme

Under this £5,000,000,000 Secured Euro Medium Term Note Programme (the **Programme**), MORhomes PLC (the **Issuer**) may from time to time issue notes (the **Notes**) denominated in Sterling.

Notes may be issued in bearer or registered form (respectively **Bearer Notes** and **Registered Notes**). The maximum aggregate nominal amount of all Notes from time to time outstanding under the Programme will not exceed £5,000,000,000, subject to increase as described herein.

The Notes may be issued on a continuing basis to one or more of the Dealers specified under "*Overview of the Programme*" and any additional Dealer appointed under the Programme from time to time by the Issuer (each a **Dealer** and together the **Dealers**), which appointment may be for a specific issue or on an ongoing basis. References in this Programme Memorandum to the **relevant Dealer** shall, in the case of an issue of Notes being (or intended to be) subscribed by more than one Dealer, be to all Dealers agreeing to subscribe such Notes.

An investment in Notes issued under the Programme involves certain risks. For a discussion of these risks see "*Risk Factors*".

Subject as set out below, the net proceeds from each issue of Notes will be advanced by the Issuer to one or more (a) Registered Providers of Social Housing in England (**Registered Providers**), Registered Social Landlords in Wales (**Welsh RSLs**) or Registered Housing Associations in Northern Ireland (**RHAs** and, together with Registered Providers and Welsh RSLs, **Direct RP Borrowers** and each a **Direct RP Borrower**) and/or (b) finance subsidiary undertakings of the parent entity within a group of which one or more Registered Providers, Welsh RSLs or RHAs are a member of such group (**Finance Subsidiary Borrowers** and each a **Finance Subsidiary Borrower** and, together with each Direct RP Borrower, each a **Borrower**) who shall on-lend such funds pursuant to intra-group loan agreements (**Intra-Group Loan Agreements** and each an **Intra-Group Loan Agreement**) to one or more Registered Providers, Welsh RSLs or RHAs within such group (**Indirect RP Borrowers** and each, an **Indirect RP Borrower** and, together with each Direct RP Borrower, each an **RP Borrower**), in the case of paragraph (a) and (b) above, pursuant to one or more loan agreements (each, a **Loan Agreement** and the loan pursuant to a Loan Agreement, a **Loan**). The Issuer's obligations in respect of all series (**Series**) of Notes issued under the Programme will be secured by a first floating charge over the whole of the assets and undertaking of the Issuer (other than, *inter alia*, the money representing the ordinary share capital of the Issuer) in favour of The Law Debenture Trust Corporation p.l.c. (the **Trustee**) for the benefit of the holders of all Series of Notes.

Application has been made to the London Stock Exchange plc (the **London Stock Exchange**) for Notes issued by the Issuer under the Programme during the period of 12 months from the date of this Programme Memorandum to be admitted to the London Stock Exchange's International Securities Market (**ISM**). The ISM is not a United Kingdom (**UK**) regulated market for the purposes of Regulation (EU) No 600/2014 on markets in financial instruments, which forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 (**EUWA**) (**UK MiFIR**).

The ISM is a market designated for professional investors. Notes admitted to trading on the ISM are not admitted to the Official List of the Financial Conduct Authority (FCA). The London Stock Exchange has not approved or verified the contents of this Programme Memorandum.

References in this Programme Memorandum to Notes being **admitted to trading** (and all related references) shall mean that such Notes have been admitted to trading on the ISM, so far as the context permits.

The Programme provides that Notes may be listed and/or admitted to trading on such other or further stock exchange or stock exchanges as may be agreed between the Issuer and the relevant Dealer.

Notice of the aggregate principal amount of Notes, interest (if any) payable in respect of Notes and the issue price of Notes and certain other information which is applicable to each Tranche (as defined under "*Terms and Conditions of the Notes*") of Notes will be set forth in a pricing supplement (the **Pricing Supplement**) which, with respect to Notes to be admitted to trading on the ISM, will be delivered to the London Stock Exchange. Copies of Pricing Supplements in relation to Notes to be admitted to trading on the ISM will also be published on the website of the London Stock Exchange through a regulatory information service or will be published in such other manner permitted by the International Securities Market Rulebook effective as of 30 June 2025 (as may be modified and/or supplemented and/or restated from time to time, the **ISM Rulebook**).

This Programme Memorandum does not constitute a base prospectus for the purposes of a listing or an admission to trading on any market in the European Economic Area (the **EEA**) which has been designated as a regulated market for the purposes of Directive 2014/65/EU (as amended, **MiFID II**). This Programme Memorandum does not constitute a base prospectus for the purposes of a listing or an admission to trading on any market in the UK which has been designated as a UK regulated market for the purposes of UK MiFIR. The Issuer may also issue unlisted Notes and/or Notes not admitted to trading on any market.

The Notes have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the **Securities Act**) or any U.S. State securities laws and may not be offered or sold in the United States or, if Category 2 is specified in the Pricing Supplement, to, or for the account or the benefit of, U.S. persons as defined in Regulation S under the Securities Act unless an exemption from the registration requirements of the Securities Act is available and in accordance with all applicable securities laws of any state of the United States and any other jurisdiction.

The Issuer has been rated "A-" by S&P Global Ratings Europe Limited (**S&P**). The Programme has been rated "A-" by S&P. Notes issued under the Programme may be rated or unrated by S&P. Where a Tranche of Notes is rated, such rating will be disclosed in the Pricing Supplement and will not necessarily be the same as the rating assigned to the Programme by S&P. A security rating is not a recommendation to buy, sell or hold securities and may be subject to suspension, reduction or withdrawal at any time by the assigning rating agency.

Arranger

Barclays

Dealers

Barclays
J.P. Morgan

Nomura

BofA Securities
NatWest

The date of this Programme Memorandum is 13 January 2026.

IMPORTANT INFORMATION

This Programme Memorandum comprises admission particulars in respect of all Notes issued under the Programme and admitted to trading, in accordance with the ISM Rulebook.

The Issuer accepts responsibility for the information contained in this Programme Memorandum and the Pricing Supplement for each Tranche of Notes issued under the Programme. Having taken all reasonable care to ensure that such is the case, the information contained in this Programme Memorandum is, to the best of the Issuer's knowledge, in accordance with the facts and contains no omission likely to affect the import of such information.

None of the Arranger, the Dealers and the Trustee (as defined below) have independently verified (a) the information contained herein or (b) any matter which is the subject of any statement, representation, warranty or covenant of the Issuer contained in the Notes or any of the Programme Agreement, the Trust Deed or the Agency Agreement (together, the *Programme Documents*). Accordingly, no representation, warranty or undertaking, express or implied, is made and no responsibility or liability is accepted by the Arranger, the Dealers or the Trustee as to (a) the accuracy or completeness of the information contained in this Programme Memorandum or any other information provided by the Issuer in connection with the Programme or (b) the execution, legality, effectiveness, adequacy, genuineness, validity, enforceability or admissibility in evidence of the Notes or any Programme Document. None of the Arranger, the Dealers and the Trustee accepts any liability in relation to the information contained in this Programme Memorandum or any other information provided by the Issuer in connection with the Programme.

None of the Arranger, the Dealers or the Trustee makes any representation as to the suitability of the Notes to fulfil any "social" criteria required by any prospective investors. The Arranger, the Dealers and the Trustee have not undertaken, nor are responsible for, the monitoring by the Issuer or the RP Borrowers (as defined below) of the use of proceeds.

No person is or has been authorised by the Issuer, the Arranger, any of the Dealers or the Trustee to give any information or to make any representation not contained in or not consistent with this Programme Memorandum or any other information supplied in connection with the Programme or the Notes and, if given or made, such information or representation must not be relied upon as having been authorised by the Issuer, the Arranger, any of the Dealers or the Trustee.

Neither this Programme Memorandum nor any other information supplied in connection with the Programme or any Notes (a) is intended to provide the basis of any credit or other evaluation or (b) should be considered as a recommendation by the Issuer, the Arranger, any of the Dealers or the Trustee that any recipient of this Programme Memorandum or any other information supplied in connection with the Programme or any Notes should purchase any Notes. Each investor contemplating purchasing any Notes should make its own independent investigation of the financial condition and affairs, and its own appraisal of the creditworthiness, of the Issuer. Neither this Programme Memorandum nor any other information supplied in connection with the Programme or the issue of any Notes constitutes an offer or invitation by or on behalf of the Issuer, the Arranger, any of the Dealers or the Trustee to any person to subscribe for or to purchase any Notes.

Neither the delivery of this Programme Memorandum nor the offering, sale or delivery of any Notes shall in any circumstances imply that the information contained in it concerning the Issuer is correct at any time subsequent to its date or that any other information supplied in connection with the Programme is correct as of any time subsequent to the date indicated in the document containing the same. The Arranger, the Dealers and the Trustee expressly do not undertake to review the financial condition or affairs of the Issuer during the life of the Programme or to advise any investor in Notes issued under the Programme of any information coming to their attention.

IMPORTANT – EEA RETAIL INVESTORS – If the Pricing Supplement in respect of any Notes includes a legend entitled "Prohibition of Sales to EEA Retail Investors", the Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area (**EEA**). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of Directive 2014/65/EU (as amended, **MiFID II**); or (ii) a customer within the meaning of Directive (EU) 2016/97 (the **Insurance Distribution Directive**), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II; or (iii) not a qualified investor as defined in Regulation (EU) 2017/1129 (as amended or superseded, the **Prospectus Regulation**). Consequently no key information document required by Regulation (EU) No 1286/2014 (as amended, the **PRIIPs Regulation**) for offering or selling the Notes or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the EEA may be unlawful under the PRIIPs Regulation.

IMPORTANT – UK RETAIL INVESTORS – If the Pricing Supplement in respect of any Notes includes a legend entitled "Prohibition of Sales to UK Retail Investors", the Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the UK. For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client, as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of domestic law by virtue of the EUWA; or (ii) a customer within the meaning of the provisions of the Financial Services and Markets Act 2000 (**FSMA**) and any rules or regulations made under the FSMA to implement Directive (EU) 2016/97, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the EUWA; or (iii) not a qualified investor as defined in Article 2 of Regulation (EU) 2017/1129 as it forms part of domestic law by virtue of the EUWA. Consequently no key information document required by Regulation (EU) No 1286/2014 as it forms part of domestic law by virtue of the EUWA (the **UK PRIIPs Regulation**) for offering or selling the Notes or otherwise making them available to retail investors in the UK has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the UK may be unlawful under the UK PRIIPs Regulation.

MiFID II product governance / target market – The Pricing Supplement in respect of any Notes may include a legend entitled "MiFID II product governance" which will outline the target market assessment in respect of the Notes and which channels for distribution of the Notes are appropriate. Any person subsequently offering, selling or recommending the Notes (a **distributor**) should take into consideration the target market assessment; however, a distributor subject to MiFID II is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the target market assessment) and determining appropriate distribution channels.

A determination will be made in relation to each issue about whether, for the purpose of the Product Governance rules under EU Delegated Directive 2017/593 (the **MiFID Product Governance Rules**), any Dealer subscribing for any Notes is a manufacturer in respect of such Notes, but otherwise neither the Arranger nor the Dealers nor any of their respective affiliates will be a manufacturer for the purpose of the MiFID Product Governance Rules.

UK MiFIR product governance / target market – The Pricing Supplement in respect of any Notes may include a legend entitled "UK MiFIR Product Governance" which will outline the target market assessment in respect of the Notes and which channels for distribution of the Notes are appropriate. Any distributor should take into consideration the target market assessment; however, a distributor subject to the FCA Handbook Product Intervention and Product Governance Sourcebook (the **UK MiFIR Product Governance Rules**) is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the target market assessment) and determining appropriate distribution channels.

A determination will be made in relation to each issue about whether, for the purpose of the UK MiFIR Product Governance Rules, any Dealer subscribing for any Notes is a manufacturer in respect of such Notes, but otherwise neither the Arranger nor the Dealers nor any of their respective affiliates will be a manufacturer for the purpose of the UK MiFIR Product Governance Rules.

Notification under Section 309B(1)(c) of the Securities and Futures Act 2001 of Singapore, as modified or amended from time to time (the SFA) - Unless otherwise stated in the Pricing Supplement in respect of any Notes, the Issuer hereby notifies all relevant persons (as defined in section 309A(1) of the SFA) that all Notes issued or to be issued under the Programme shall be prescribed capital markets products (as defined in the Securities and Futures (Capital Markets Products) Regulations 2018 of Singapore) and Excluded Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).

IMPORTANT INFORMATION RELATING TO THE USE OF THIS PROGRAMME MEMORANDUM AND OFFERS OF NOTES GENERALLY

This Programme Memorandum does not constitute an offer to sell or the solicitation of an offer to buy any Notes in any jurisdiction to any person to whom it is unlawful to make the offer or solicitation in such jurisdiction. The distribution of this Programme Memorandum and the offer or sale of Notes may be restricted by law in certain jurisdictions. The Issuer, the Arranger, the Dealers and the Trustee do not represent that this Programme Memorandum may be lawfully distributed, or that any Notes may be lawfully offered, in compliance with any applicable registration or other requirements in any such jurisdiction, or pursuant to an exemption available thereunder, or assume any responsibility for facilitating any such distribution or offering. In particular, no action has been taken by the Issuer, the Arranger, the Dealers or the Trustee which is intended to permit a public offering of any Notes or distribution of this Programme Memorandum in any jurisdiction where action for that purpose is required. Accordingly, no Notes may be offered or sold, directly or indirectly, and neither this Programme Memorandum nor any advertisement or other offering material may be distributed or published in any jurisdiction, except under circumstances that will result in compliance with any applicable laws and regulations. Persons into whose possession this Programme Memorandum or any Notes may come must inform themselves about, and observe, any such restrictions on the distribution of this Programme Memorandum and the offering and sale of Notes. In particular, there are restrictions on the distribution of this Programme Memorandum and the offer or sale of Notes in the United States and the UK and, if applicable, a prohibition of the sale of Notes to EEA retail investors and UK retail investors, see "*Subscription and Sale*".

PRESENTATION OF INFORMATION

Certain Defined Terms and Conventions

Capitalised terms which are used but not defined in any particular section of this Programme Memorandum will have the meaning attributed to them in "*Terms and Conditions of the Notes*" or any other section of this Programme Memorandum. In addition, the following terms as used in this Programme Memorandum have the meanings defined below:

- references to **Sterling** and **£** refer to pounds sterling; and
- references to a **billion** are to a thousand million.

Certain figures and percentages included in this Programme Memorandum have been subject to rounding adjustments; accordingly, figures shown in the same category presented in different tables may vary slightly and figures shown as totals in certain tables may not be an arithmetic aggregation of the figures which precede them.

SUITABILITY OF INVESTMENT

The Notes may not be a suitable investment for all investors. Each potential investor in the Notes must determine the suitability of that investment in light of its own circumstances. In particular, each potential investor may wish to consider, either on its own or with the help of its financial and other professional advisers, whether it:

- (i) has sufficient knowledge and experience to make a meaningful evaluation of the Notes, the merits and risks of investing in the Notes and the information contained or incorporated by reference in this Programme Memorandum or any applicable supplement;
- (ii) has access to, and knowledge of, appropriate analytical tools to evaluate, in the context of its particular financial situation, an investment in the Notes and the impact the Notes will have on its overall investment portfolio;
- (iii) has sufficient financial resources and liquidity to bear all of the risks of an investment in the Notes, including Notes where the currency for principal or interest payments is different from the potential investor's currency;
- (iv) understands thoroughly the terms of the Notes and is familiar with the behaviour of financial markets; and
- (v) is able to evaluate possible scenarios for economic, interest rate and other factors that may affect its investment and its ability to bear the applicable risks.

Legal investment considerations may restrict certain investments. The investment activities of certain investors are subject to investment laws and regulations, or review or regulation by certain authorities. Each potential investor should consult its legal advisers to determine whether and to what extent (1) Notes are legal investments for it, (2) Notes can be used as collateral for various types of borrowing and (3) other restrictions apply to its purchase or pledge of any Notes. Financial institutions should consult their legal advisers or the appropriate regulators to determine the appropriate treatment of Notes under any applicable risk-based capital or similar rules.

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STABILISATION

In connection with the issue of any Tranche of Notes, the Dealer or Dealers (if any) acting as the Stabilisation Manager(s) (or persons acting on behalf of any Stabilisation Manager(s)) in the applicable Pricing Supplement may over-allot Notes or effect transactions with a view to supporting the market price of the Notes at a level higher than that which might otherwise prevail. However stabilisation may not necessarily occur. Any stabilisation action may begin on or after the date on which adequate public disclosure of the terms of the offer of the relevant Tranche of Notes is made and, if begun, may cease at any time, but it must end no later than the earlier of 30 days after the issue date of the relevant Tranche of Notes and 60 days after the date of the allotment of the relevant Tranche of Notes. Any stabilisation action or over-allotment must be conducted by the relevant Stabilisation Manager(s) (or persons acting on behalf of any Stabilisation Manager(s)) in accordance with all applicable laws and rules.

OVERVIEW OF THE PROGRAMME

The following overview does not purport to be complete and is taken from, and is qualified in its entirety by, the remainder of this Programme Memorandum and, in relation to the terms and conditions of any particular Tranche of Notes, the applicable Pricing Supplement. The Issuer and any relevant Dealer may agree that Notes shall be issued in a form other than that contemplated in the Terms and Conditions, in which event, and if appropriate, a new Programme Memorandum or a supplement to this Programme Memorandum will be published.

Words and expressions defined in "*Form of the Notes*" and "*Terms and Conditions of the Notes*" shall have the same meanings in this Overview.

Issuer:	MORhomes PLC
Issuer Legal Entity Identifier (LEI):	213800YN2RFMRU87SB68
Risk Factors:	There are certain factors that may affect the Issuer's ability to fulfil its obligations under Notes issued under the Programme. These are set out under " <i>Risk Factors</i> " below and include factors which may affect the Issuer's ability to fulfil its obligations under the Notes, a Borrower's ability to fulfil its obligations under the relevant Loan Agreement and/or an Indirect RP Borrower's ability to fulfil its obligations under the relevant Intra-Group Loan Agreement. In addition, there are certain factors which are material for the purpose of assessing the market risks associated with Notes issued under the Programme and risks relating to the structure of a particular Series of Notes issued under the Programme.
Description:	Secured Euro Medium Term Note Programme
Arranger:	Barclays Bank PLC
Dealers:	Barclays Bank PLC J.P. Morgan Securities plc Merrill Lynch International NatWest Markets Plc Nomura International plc and any other Dealers appointed in accordance with the Programme Agreement.
Trustee:	The Law Debenture Trust Corporation p.l.c.
Issuing and Principal Paying Agent:	The Bank of New York Mellon, London Branch
Registrar and Transfer Agent:	The Bank of New York Mellon SA/NV, Luxembourg Branch
Certain Restrictions:	Each issue of Notes will only be issued in circumstances which comply with all applicable laws, guidelines, regulations, restrictions or reporting requirements from time to time (see " <i>Subscription and Sale</i> ") including the following restrictions applicable at the date of this Programme Memorandum.

Notes having a maturity of less than one year

Notes having a maturity of less than one year will constitute deposits for the purposes of the prohibition on accepting deposits contained in section 19 of FSMA unless they are issued to a limited class of professional investors and have a denomination of at least £100,000, see "*Subscription and Sale*".

Programme Size:	Up to £5,000,000,000 outstanding at any time. The Issuer may increase the amount of the Programme in accordance with the terms of the Programme Agreement.
Distribution:	Notes may be distributed by way of private or public placement and in each case on a syndicated or non-syndicated basis.
Currencies:	Notes will be denominated in Sterling only (although the Issuer may issue Notes denominated in other currencies in the circumstances specified in Condition 7(m)).
Maturities:	The Notes will have such maturities as may be agreed between the Issuer and the relevant Dealer, subject to such minimum or maximum maturities as may be allowed or required from time to time by the relevant central bank (or equivalent body) or any laws or regulations applicable to the Issuer or Sterling.
Issue Price:	Notes may be issued on a fully-paid basis and at an issue price which is at par or at a discount to, or premium over, par.
Form of Notes:	The Notes will be issued in either bearer or registered form as described in " <i>Form of the Notes</i> ". Registered Notes will not be exchangeable for Bearer Notes and <i>vice versa</i> .
Notes:	Fixed interest will be payable on such date or dates as may be agreed between the Issuer and the relevant Dealer and on redemption and will be calculated on the basis of such Day Count Fraction as may be agreed between the Issuer and the relevant Dealer.
Redemption:	<p>Unless redeemed early as described below, the Notes will be scheduled to be redeemed on the Expected Maturity Date specified in the applicable Pricing Supplement. However, if and to the extent that insufficient funds are available to the Issuer to make redemption in full on the Expected Maturity Date, the redemption of the Notes will be postponed to a date not later than the Legal Maturity Date specified in the applicable Pricing Supplement.</p> <p>The applicable Pricing Supplement will indicate either that the relevant Notes cannot be redeemed prior to their stated maturity (other than following an Associated Loan default or following an Event of Default) or that such Notes will be redeemable at the option of the Issuer upon giving notice to the Noteholders on a date or dates specified prior to such stated maturity and at a price or prices and on such other terms as may be agreed between the Issuer and the relevant Dealer.</p>

As further described in Condition 10.3, if an Associated Loan relating to the Notes of a Series is repaid prior to its scheduled repayment date as a result of a default thereunder by the relevant Borrower, the Issuer may (but is not obliged to) redeem all or some only of the Notes then outstanding, in an aggregate nominal amount not exceeding the principal amount of the Associated Loan so repaid, at par (together with accrued interest).

Notes having a maturity of less than one year may be subject to restrictions on their denomination and distribution, see "*Certain Restrictions – Notes having a maturity of less than one year*" above.

Denomination of Notes:

The Notes will be issued in such denominations as may be agreed between the Issuer and the relevant Dealer save that the minimum denomination of each Note will be such amount as may be allowed or required from time to time by the relevant central bank (or equivalent body) or any laws or regulations applicable to Sterling, see "*Certain Restrictions - Notes having a maturity of less than one year*" above, and save that the minimum denomination of each Note will be £100,000.

Taxation:

All payments in respect of the Notes will be made without withholding or deduction for or on account of withholding taxes imposed by any jurisdiction unless such withholding or deduction is required by law as provided in Condition 11. In the event that any such withholding or deduction is made, the Issuer will not be obliged to pay any additional amounts to Noteholders or Couponholders in respect of any such withholding or deduction, nor will it be required to redeem the Notes.

Liquidity Facility Agreements:

The Issuer may have, but is not obliged to have, in place one or more liquidity facility agreements (if any).

Status of the Notes:

The Notes will constitute direct, unconditional, unsubordinated and secured obligations of the Issuer and will rank *pari passu* among themselves.

Security:

The Notes will be secured by a first floating charge on the Issuer's undertaking, property and assets.

Priority of Payments:

Payments on the Notes will be made in accordance with the Pre-enforcement Priority of Payments, pursuant to which (i) Issuer Expenses and amounts due to Liquidity Facility Providers (if any) are paid ahead of payments on the Notes and (ii) certain payments on the Second Secured Debt and Subordinated Debt (which rank below the Notes) and payments of dividends to shareholders are subject to compliance by the Issuer with the Senior Note Buffer Amount Test and the Capital Percentage Test (as further described below).

Covenants:

The Issuer will be subject to various covenants, including, but not limited to, the following:

- (i) not elect to redeem, repay, repurchase or otherwise acquire any Second Secured Debt or Subordinated Debt or any of its shares (of any class), declare, pay or make any dividend or other distribution to its shareholders or make any gift aid payment (i) unless and to the extent that immediately thereafter there will remain outstanding Second Secured Debt, Subordinated Debt, share capital and accumulated reserves with an aggregate outstanding principal amount at least equal to 5 per cent. of the aggregate outstanding principal amount of all Senior Notes or such greater or lesser percentage of the aggregate outstanding principal amount of all Senior Notes as is required from time to time to ensure that the then existing rating assigned by each Rating Agency of the Senior Notes is not adversely affected (the **Capital Percentage Test**) and (ii) (notwithstanding that the Capital Percentage Test may be satisfied) if such redemption, repayment, repurchase, acquisition, declaration or payment is funded in whole or in part by funds received from any Liquidity Facility Drawing;
- (ii) not declare, pay or make any dividend or other distribution to its shareholders or make any gift aid payment if an event of default or potential event of default under any Loan Agreement has occurred and is continuing;
- (iii) not declare, pay or make any dividend or other distribution to its shareholders or make any gift aid payment or make any distribution to holders of Subordinated Debt if the Issuer has made, and not repaid, a Liquidity Facility Drawing;
- (iv) (other than in the winding up of the Issuer) not make payments in respect of its Second Secured Debt, Subordinated Debt or share capital or any gift aid payment except to the extent that (assuming compliance by the Issuer with Condition 7 and without double counting) the sum of (i) the Available Liquidity Receipts; (ii) any other amounts capable of being drawn as Liquidity Facility Drawings at such time (and which the Issuer determines would, if left undrawn, be capable of continuing to be drawn during the following 12 months); and (iii) the Available Issuer Receipts then held by it or which it reasonably expects to receive during the following 12 months, are (in aggregate) expected to be sufficient to cover in full all amounts referred to in items 6.1(a) to (d) of the Pre-enforcement Priority of Payments falling due during such 12-month period (the **Senior Note Buffer Amount Test**);

- (v) not incur any indebtedness except (i) Issuer Expenses, (ii) pursuant to one or more Liquidity Facility Agreements (if any), (iii) in the form of Senior Notes, Second Secured Debt or Subordinated Debt, or (iv) in another form if and to the extent that the Issuer is satisfied that such incurrence will not result in the then existing rating of the Senior Notes being adversely affected;
- (vi) not create any other security, other than, inter alia, a Second Secured Debt Floating Charge on terms that such Second Secured Debt Floating Charge ranks after the First Floating Charge and notwithstanding that such Second Secured Debt Floating Charge may have become enforceable in accordance with the terms of a document which creates such Second Secured Debt Floating Charge, the relevant chargee(s) will not, without the consent of the Trustee, take any steps to enforce such Second Secured Debt Floating Charge (A) until the satisfaction of a Second Secured Debt Enforcement Condition; or (B) at any time after the Trustee has commenced enforcement of the First Floating Charge in accordance with the terms of the Trust Deed;
- (vii) not engage in any activity other than raising finance and on-lending such finance to Registered Providers, Welsh RSLs, RHAs and Finance Subsidiary Borrowers;
- (viii) not to enter into any derivative contracts, save for any "back to back" for the purposes of hedging liabilities under any Senior Notes or Liquidity Facility Agreements against receipts under Loan Agreements or other assets of the Issuer;
- (ix) not issue Notes unless, inter alia, the Issuer is satisfied that such issuance will not result in the then existing rating of the Senior Notes being adversely affected;
- (x) not to lend to any Borrower on terms less onerous to such Borrower than the then current Minimum Lending Terms;
- (xi) not to agree to a modification of any Loan Agreement which would have the effect of making the terms of such Loan Agreement less onerous to the Borrower than the then current Minimum Lending Terms (other than on a temporary basis, where "temporary" may not exceed six months) and not to amend the Minimum Lending Terms, in each case, except to the extent that the Issuer is satisfied that its then existing rating of the Senior Notes will not be adversely affected; and

- (xii) not to issue or incur any Second Secured Debt or Subordinated Debt except in certain specified circumstances.

Rating:

The Programme has been rated "A-" by S&P. Series of Notes issued under the Programme may be rated or unrated. Where a Series of Notes is rated, such rating will be disclosed in the applicable Pricing Supplement and will not necessarily be the same as the rating assigned to the Programme. A security rating is not a recommendation to buy, sell or hold securities and may be subject to suspension, reduction or withdrawal at any time by the assigning rating agency.

Admission to trading:

Application has been made for Notes issued under the Programme to be admitted to trading on the ISM.

Notes may be listed or admitted to trading, as the case may be, on other or further stock exchanges or markets agreed between the Issuer and the relevant Dealer in relation to the relevant Series. Notes which are neither listed nor admitted to trading on any market may also be issued.

The applicable Pricing Supplement will state whether or not the relevant Notes are to be listed and/or admitted to trading and, if so, on which stock exchanges and/or markets.

Governing Law:

The Notes and any non-contractual obligations arising out of or in connection with the Notes will be governed by, and shall be construed in accordance with, English law.

Selling Restrictions:

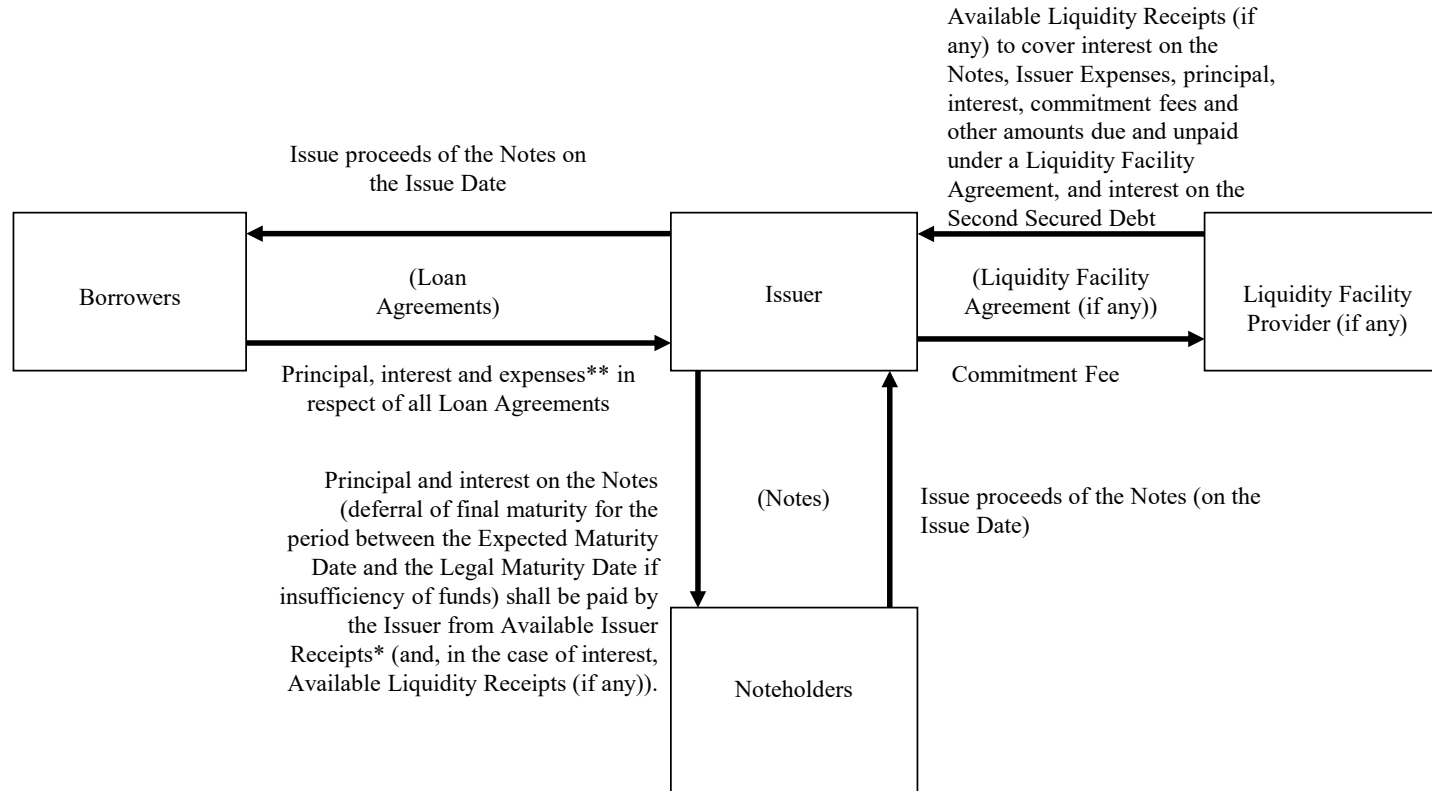
There are restrictions on the offer, sale and transfer of the Notes in the United States, Singapore, and the United Kingdom and, if the Notes are listed on the ISM or if otherwise applicable, a prohibition on the sale of Notes to EEA retail investors, UK retail investors and such other restrictions as may be required in connection with the offering and sale of a particular Tranche of Notes, see "*Subscription and Sale*".

United States Selling Restrictions:

Regulation S, Category 1/2. TEFRA C/TEFRA D/TEFRA not applicable, as specified in the applicable Pricing Supplement.

TRANSACTION OVERVIEW

The following transaction overview does not purport to be complete and is taken from, and is qualified in its entirety by, the remainder of this Programme Memorandum. Capitalised terms have the meanings ascribed to them in the Conditions.



* Available Issuer Receipts includes all amounts from time to time received or held, and available for use, by the Issuer. As such Available Issuer Receipts includes principal and interest received from the Borrowers under the Loan Agreements and reserves of the Issuer from the Second Secured Debt, the Subordinated Debt and share capital of the Issuer.

**Each Borrower will be responsible for paying its share of the expenses and this will be factored into the interest rate payable under the relevant Loan Agreement. There will also be a separate obligation on each Borrower in the relevant Loan Agreement to pay any additional expenses to the extent that they are not covered by the interest that they are required to pay.

RISK FACTORS

In purchasing Notes, investors assume the risk that the Issuer may become insolvent or otherwise be unable to make all payments due in respect of the Notes. There is a wide range of factors which individually or together could result in the Issuer becoming unable to make all payments due. It is not possible to identify all such factors or to determine which factors are most likely to occur, as the Issuer may not be aware of all relevant factors and certain factors which it currently deems not to be material may become material as a result of the occurrence of events outside the Issuer's control. The Issuer has identified in this Programme Memorandum a number of factors which could materially adversely affect its business and ability to make payments due.

In addition, factors which are material for the purpose of assessing the market risks associated with Notes issued under the Programme are also described below.

Prospective investors should also read the detailed information set out elsewhere in this Programme Memorandum and reach their own views prior to making any investment decision.

FACTORS THAT MAY AFFECT THE ISSUER'S ABILITY TO FULFIL ITS OBLIGATIONS UNDER NOTES ISSUED UNDER THE PROGRAMME

Purpose of the Issuer

The sole purpose of the Issuer is to raise finance for the social housing sector in the United Kingdom with no business operations other than the incurrence of financial indebtedness, including the issuance of the Notes and on-lending the proceeds of the issue of Notes to Registered Providers, Welsh RSLs, RHAs and Finance Subsidiary Borrowers, the entry into and performance of its obligations under the Programme Documents and any act considered by the Issuer to be incidental or necessary in connection with the aforesaid. As such, the Issuer is entirely dependent upon funds received from the Borrowers under the Loan Agreements, any drawings it makes under its Liquidity Facility Agreements (if any) and any available cash balances in order to fulfil its obligations under the Notes, including the timely payment of interest and principal to Noteholders. A shortage of available cash funds from either the Borrowers or drawings under its Liquidity Facility Agreements (if any) may adversely affect the ability of the Issuer to meet its payment obligations under the Notes.

Credit Risk

The Issuer, and therefore payments by the Issuer in respect of the Notes, will be subject to the performance and credit risk of the Borrowers. The Issuer will primarily be subject to the risk of delays in the receipt, or risk of defaults in the making, of payments due from the Borrowers in respect of the Loan Agreements. In the case of Borrowers that are Finance Subsidiary Borrowers, the Issuer will also be subject to the credit risk of the Indirect RP Borrowers, see "*Factors which may affect the Borrowers' ability to fulfil their obligations under the Loan Agreements and the Indirect RP Borrowers' ability to fulfil their obligations under the Intra-Group Loan Agreements – Finance Subsidiary Borrowers are subject to the credit risk of their respective Indirect RP Borrower(s)*".

In addition, the access of the Issuer to equity and to liquidity via the availability of its own cash reserves or undrawn amounts on one or more of its Liquidity Facilities (if any) means that the Issuer may also be subject to the inadequacy of capital and/or liquidity. The Issuer is, accordingly, exposed to the willingness of shareholders of the Issuer, Borrowers and/or Indirect RP Borrowers to subscribe for additional equity and/or subordinated debt of the Issuer and the creditworthiness of its Liquidity Providers (if any) and the banks or financial institutions at which the Issuer deposits cash.

The Issuer's exposure to these credit risks may adversely affect the ability of the Issuer to meet its payment obligations under the Notes.

The aforementioned factors could impact the Issuer's credit rating and the credit rating of the Programme and of the Notes.

RP Borrower Profiles

The Issuer operates an overall lending policy which limits individual and collective credit exposures based on Lending Levels (see "*Description of the Borrowers and the RP Borrowers*") applied (a) to each individual RP Borrower and (b) on an aggregated basis to all RP Borrowers that ultimately borrow from the Issuer. However, the RP Borrowers that ultimately borrow the proceeds of a particular tranche of Notes may not be representative of all RP Borrowers that borrow from the Issuer as a whole. In addition, investors may not be notified of the identity of the RP Borrowers at the time of issue of any Notes and the RP Borrowers may change over the life of the Notes due to prepayments or merger activity. The Issuer is, accordingly, ultimately exposed to a varying group of RP Borrowers, whose creditworthiness may change over the life of the Notes. This exposure may adversely affect the ability of Borrowers to make repayments under their Loan Agreements and, in turn, the ability of the Issuer to meet its payment obligations under the Notes.

Liquidity Facility Agreements

The Issuer has entered into a Liquidity Facility Agreement and may enter into further Liquidity Facility Agreements in the future, to be used to meet Issuer Expenses, principal, interest, commitment fees and all other amounts due and unpaid to each Liquidity Facility Provider under each Liquidity Facility Agreement, and interest payable in respect of the Notes and the Second Secured Debt. However, there is no obligation on the Issuer to enter into any Liquidity Facility Agreements and the duration and the amount of the loan (if any) provided under each Liquidity Facility Agreement may vary over the life of the Notes and may not cover the entire period that the Notes will be outstanding. In addition, a Liquidity Facility Agreement may be prepaid, cancelled or amended at any time without the consent of the Trustee or the holders of the Notes.

A failure to secure funding from one or more Liquidity Facility Agreements or to cover sufficient Issuer Expenses or interest payable in respect of the Notes could adversely affect the ability of the Issuer to meet its payment obligations under the Notes.

Effect of Losses on Loan or Interest Payments and Repayments on the Notes

There can be no assurance that the levels or timeliness of payments of collections received in respect of the Loans will be adequate to ensure fulfilment of the Issuer's obligations in respect of the Notes on each Interest Payment Date, the Legal Maturity Date or the Expected Maturity Date. In addition, a default under a Loan Agreement could ultimately result in the enforcement of the security created in respect of such Loan Agreement. The proceeds of any such enforcement may be insufficient to cover the full amount due from a Borrower in respect of its Loan Agreement resulting in a shortfall in funds available to the Issuer to meet its payment obligations under the Notes.

Collateral Risk

Instead of providing Initial Full Security, in return for a fee (and having represented to the Issuer that it has identified sufficient unencumbered Eligible Properties to charge as security for its respective Loan Agreement to ensure compliance with the Asset Cover Ratio with effect from the Required Charging Date), the RP Borrowers have the option to provide Initial *De Minimis* Security (by way of property) in respect of their respective Loans as a condition precedent to entering into the relevant Loan Agreement (in the case of Direct RP Borrowers) or in accordance with their guarantee and related security arrangements as a condition precedent to a Finance Subsidiary Borrower entering into the relevant Loan Agreement (in the case of Indirect RP Borrowers), which the RP Borrower may request to be released once it is in compliance with the Asset Cover Ratio in the relevant Loan Agreement. If this option is selected, the RP Borrowers will then be required to provide further security to ensure that the Asset Cover Ratio in the relevant Loan Agreement is fully satisfied

within 12 months (or 18 months for those RP Borrowers that entered into Loan Agreements on 19 February 2019) of the date of the relevant Loan Agreement (the **Required Charging Date**). If sufficient security is not in place to satisfy the Asset Cover Ratio at different dates up to and following the Required Charging Date, the RP Borrower must pay a fee to the Issuer at specific times during the life of the Loan Agreement for failing to comply with the Asset Cover Ratio.

If an RP Borrower has not charged a sufficient number of real property assets or cash that have an aggregate value that is sufficient to satisfy the Asset Cover Ratio by (i) the second anniversary of the relevant Loan Agreement (in the case of those RP Borrowers that entered into Loan Agreements on 19 February 2019), or (ii) the first anniversary of the relevant Loan Agreement (in the case of RP Borrowers that entered into Loan Agreements after 19 February 2019), an event of default under the relevant Loan Agreement will occur. During the period when the Asset Cover Ratio in respect of the relevant Loan Agreement is not fully satisfied, the Issuer will (in respect of substantially all of the amount of the Loan) effectively be an unsecured creditor of the relevant RP Borrower (save in respect of the moratorium provisions in the Housing and Regeneration Act 2008) and rank behind other secured creditors. In such circumstances, the Issuer may be unable to recover debts owed to it by the defaulting RP Borrower under the relevant Loan Agreement and, if the Issuer is unable to recover a sufficient amount of debt in respect of one or more Loan Agreements, the ability of the Issuer to meet its payment obligations in respect of the Notes may be adversely affected.

Operational risk

Operational risks for the Issuer may result from major systems failure or breaches in systems security, data breaches, cyber fraud and the consequences of theft, cyber attack, fraud, health and safety and environmental issues, natural disaster and acts of terrorism. The operations of the Issuer could also be adversely affected if it is unable to recruit suitably qualified staff or its outsourcing partners do not provide an adequate service or a service at an economically appropriate price.

Notwithstanding anything in this risk factor, the Issuer does not currently believe that it will be unable to comply with its obligations as an entity with securities admitted to trading on the ISM.

Risks related to litigation

If the Issuer is subject to claims which have a material impact upon its revenue or business, this could have an adverse impact on the Issuer's results of operations and adversely affect the ability of the Issuer to meet its payment obligations under the Notes.

Issuer Board

The articles of association of the Issuer state that the number of directors of the Issuer is not subject to any maximum and that the minimum number is as contained in the relevant statute in effect at any time. Subject to such statutes, the Issuer should ensure that at all times the board shall include at least one independent director with relevant experience in accounting, risk and/or capital markets. The articles also include a process of annual re-election of directors to their office, subject to a maximum term of nine years (other than a director performing an executive function). However, there is a risk of the voluntary resignation of multiple directors. If the Issuer does not continue to attract and retain appropriate board members who possess the ability to run the business of the Issuer, this may adversely affect the ability of the Issuer to meet its payment obligations under the Notes.

FACTORS WHICH MAY AFFECT THE BORROWERS' ABILITY TO FULFIL THEIR OBLIGATIONS UNDER THE LOAN AGREEMENTS AND THE INDIRECT RP BORROWERS' ABILITY TO FULFIL THEIR OBLIGATIONS UNDER THE INTRA-GROUP LOAN AGREEMENTS

Finance Subsidiary Borrowers are subject to the credit risk of their respective Indirect RP Borrower(s)

Each Finance Subsidiary Borrower, and therefore payments by each Finance Subsidiary Borrower in respect of its Loan Agreement, will be subject to the performance and credit risk of the Indirect RP Borrower(s) to which it on-lends the funds it receives pursuant to its Loan Agreement. Each Finance Subsidiary Borrower will be primarily subject to the risk of delays in receipt, or risk of defaults in the making, of payments due from the relevant Indirect RP Borrower(s) in respect of the relevant Intra-Group Loan Agreement(s).

Operational risk

Operational risks for the Borrowers may result from major systems failure or breaches in systems security, data breaches, cyber fraud and the consequences of theft, cyber-attack, fraud, health and safety, and environmental issues, natural disasters and acts of terrorism. The operations of the Borrowers could also be adversely affected if they are unable to recruit suitably qualified staff or their outsourcing parties do not provide an adequate service or a service at an economically appropriate price.

Risks related to Stock Renovation and Maintenance and Zero Carbon

In order to comply with regulatory requirements such as the Decent Homes Standard, RP Borrowers need to invest a significant amount in property stock on an annual basis. Recent regulations, for example with regard to health and safety, building safety and climate change, may significantly impact the required levels of spending on the RP Borrowers' properties in the future. Underinvestment in homes can lead to deterioration in stock condition and a failure to meet the Decent Homes Standard and asset compliance requirements.

New regulations, for example with regard to building safety (see "Fire and Building Safety Cost Risks") and climate change, may significantly impact required levels of spending on existing properties in the future. If RP Borrowers are faced with material unforeseen renovation, maintenance or modernisation costs and are unable to increase the rents to recoup the increased value associated with such renovations, this could impact upon cash flows and on the ability of (a) a Direct RP Borrower to meet its payment obligations to the Issuer under its Loan Agreement and (b) an Indirect RP Borrower to meet its payment obligations to the relevant Finance Subsidiary Borrower under its Intra-Group Loan Agreement and, in turn, the ability of the relevant Finance Subsidiary Borrower to meet its payment obligations to the Issuer in respect of a Loan Agreement and, in the case of (a) and (b) above, in turn, the ability of the Issuer to meet its payment obligations in respect of the Notes.

Meeting budgets and deadlines for renovation, maintenance and modernisation projects often depends on accurate information regarding an RP Borrower's properties and, where applicable, on the reliability of third party contractors. Accurate construction, historical and other related information for properties is not always available. If, for example, a property violates building codes or was built using defective or other inappropriate materials (see "Fire and Building Safety Cost Risks", "Risks related to Legal and Compliance" and "Risks related to Regulation"), an RP Borrower could incur substantial unbudgeted costs to remediate the problem and potentially suffer material reputational damage.

Routine or unforeseen renovation, maintenance or modernisation projects that are delayed by, for example, the bankruptcy of a general contractor, may cause RP Borrowers to exceed a budget or deadline and there is a risk that properties could become vacant during the same period. Furthermore, renovation, maintenance and modernisation costs are subject to inflation, particularly in the current economic climate in the UK (see "Cost

of Living Risk"). If RP Borrowers are faced with high unforeseen renovation, maintenance and modernisation costs and are unable to increase rents to recoup the increased value associated with such renovations this could have a material adverse effect on cash flows and on the ability of (a) a Direct RP Borrower to meet its payment obligations to the Issuer under its Loan Agreement and (b) an Indirect RP Borrower to meet its payment obligations to the relevant Finance Subsidiary Borrower under its Intra-Group Loan Agreement and, in turn, the ability of the relevant Finance Subsidiary Borrower to meet its payment obligations to the Issuer in respect of a Loan Agreement and, in the case of (a) and (b) above, in turn, the ability of the Issuer to meet its payment obligations in respect of the Notes.

Damp and mould have always been pervasive hazards which could potentially impact the social housing sector. However, following the death of Awaab Ishak in December 2020 from a respiratory condition largely caused by exposure to untreated mould in his home, these issues have been brought to the forefront of the political agenda (see "Description of the Social Housing Sector in England, Wales and Northern Ireland – Housing quality and transparency" below). Should an RP Borrower incur any unexpected significant costs and/or should it fail to comply with any regulatory obligations in relation to damp and mould, this could have an adverse impact on cash flows and on the ability of (a) a Direct RP Borrower to meet its payment obligations to the Issuer under its Loan Agreement and (b) an Indirect RP Borrower to meet its payment obligations to the relevant Finance Subsidiary Borrower under its Intra-Group Loan Agreement and, in turn, the ability of the relevant Finance Subsidiary Borrower to meet its payment obligations to the Issuer in respect of a Loan Agreement and, in the case of (a) and (b) above, in turn, the ability of the Issuer to meet its payment obligations in respect of the Notes.

A main theme relating to stock condition is UK zero carbon targets. On 3 December 2020, the UK announced ambitious new targets, setting it on the path to reducing greenhouse gas emissions to a 100 per cent. reduction by 2050/2051. As a large producer of carbon emissions the social housing sector is required to make significant investments to meet the zero-carbon target.

In 2021, the UK Government launched a Future Buildings Standard consultation which included proposals to improve standards when works such as refurbishment are carried out in existing homes. The outcome of the consultation was published in December 2021 and compliance with the standard will become mandatory before the end of 2026. The Future Homes and Future Buildings Standard is a set of standards that will complement the building regulations to ensure new homes built from 2027 will produce 75-80 per cent. less carbon emissions than homes delivered under current regulations. The proposals are not currently understood to apply retrospectively. If, in future, the requirements were changed to apply retrospectively then costs for RP Borrowers may rise.

The extent of investment required for RP Borrowers to meet longer-term government targets and to comply with emerging or future environmental legislation is unknown. If RP Borrowers are faced with material costs in this regard, this could have an adverse impact on cash flows and on the ability of (a) a Direct RP Borrower to meet its payment obligations to the Issuer under its Loan Agreement and (b) an Indirect RP Borrower to meet its payment obligations to the relevant Finance Subsidiary Borrower under its Intra-Group Loan Agreement and, in turn, the ability of the relevant Finance Subsidiary Borrower to meet its payment obligations to the Issuer in respect of a Loan Agreement and, in the case of (a) and (b) above, in turn, the ability of the Issuer to meet its payment obligations in respect of the Notes.

Fire and Building Safety Cost Risk

Following the tragic events at Grenfell Tower in the Royal Borough of Kensington and Chelsea in 2017, a number of changes have been made to building regulations and guidance issued by the UK Government, which have led to and could lead to further increases in the cost of construction of new homes or to additional costs in relation to the refurbishment or adaptation of existing homes including the remediation of tower blocks where an RP Borrower has responsibility to remove aluminium composite material (ACM) cladding. RP Borrowers that own certain properties are also required to complete fire risk assessments on those properties.

As a result of the assessments, RP Borrowers may need to budget for fire safety and other health and safety related remedial programmes where the properties show non-compliance with current regulations.

The RP Borrowers, along with the wider housing sector, are likely to have been affected by the requirements of the Fire Safety Act 2021 and the Building Safety Act 2022 (BSA), implementing the recommendations of the Hackitt Report following the Grenfell Tower fire and the Social Housing White Paper. The BSA imposes obligations on those who own or manage buildings and requires a holistic approach to building management and fire safety (see "*Description of the Social Housing Sector in England, Wales and Northern Ireland – Building Safety Reform*"). The scope of the BSA is wide ranging and subject to secondary legislation and guidance. The BSA also amends the Defective Premises Act 1972 primarily increasing the time limitation period for defects claims.

Any requirements or guidance to be followed in terms of investigations and assessment are expected to have an impact on any RP Borrowers with high rise properties in their stock. If any RP Borrower was faced with material unforeseen renovation, maintenance and modernisation costs which it could not effectively fund, this could have an adverse impact on the ability of (a) a Direct RP Borrower to meet its payment obligations to the Issuer under its Loan Agreement and (b) an Indirect RP Borrower to meet its payment obligations to the relevant Finance Subsidiary Borrower under its Intra-Group Loan Agreement and, in turn, the ability of the relevant Finance Subsidiary Borrower to meet its payment obligations to the Issuer in respect of a Loan Agreement and, in the case of (a) and (b) above, in turn, the ability of the Issuer to meet its payment obligations in respect of the Notes.

Cost of Living Risk

Russia invaded Ukraine in February 2022. As the businesses of the RP Borrowers are focused on providing social housing in the UK, the direct impact of the invasion on the RP Borrowers and their wider groups is aligned to the impact on the world economy and financial markets. Oil and gas prices increased due to the invasion and a price hike in these commodities could lead to rising inflation. The continuance or escalation of this and other international conflicts could lead to further increases in utility prices and heightened inflationary pressures (particularly if supplies to Europe are interrupted), which could put the business of the RP Borrowers under financial strain. Rising inflation has affected and will continue to affect tenants of the RP Borrowers and their ability to meet energy bills and rent obligations, which may increase rental arrears and bad debts for the RP Borrowers.

Any of these effects of the invasion, and others that cannot be anticipated, could adversely affect the business of the RP Borrowers, and/or the value of Sterling and market liquidity, and thus impact on the ability of (a) a Direct RP Borrower to meet its payment obligations to the Issuer under its Loan Agreement and (b) an Indirect RP Borrower to meet its payment obligations to the relevant Finance Subsidiary Borrower under its Intra-Group Loan Agreement and, in turn, the ability of the relevant Finance Subsidiary Borrower to meet its payment obligations to the Issuer in respect of a Loan Agreement and, in the case of (a) and (b) above, in turn, the ability of the Issuer to meet its payment obligations in respect of the Notes.

Risks related to Social Rental Income

The tenants of the social housing (as defined in Part 2 of the Housing and Regeneration Act 2008) properties of the RP Borrowers are personally responsible for the rental payments on the relevant occupied properties, and consequently the RP Borrowers are exposed to the risk of arrears and bad debts. Any significant exposure to arrears and bad debts may adversely affect the ability of (a) a Direct RP Borrower to meet its payment obligations to the Issuer under its Loan Agreement and (b) an Indirect RP Borrower to meet its payment obligations to the relevant Finance Subsidiary Borrower under its Intra-Group Loan Agreement and, in turn, the ability of the relevant Finance Subsidiary Borrower to meet its payment obligations to the Issuer in respect of a Loan Agreement and, in the case of (a) and (b) above, in turn, the ability of the Issuer to meet its payment obligations in respect of the Notes.

The RP Borrowers may receive a proportion of their social rental income from housing benefit payable by local authorities. The Welfare Reform and Work Act 2016 (or The Welfare Reform and Work (Northern Ireland) Order 2016 in Northern Ireland) incorporates a series of welfare reforms that make provisions on social housing rents, the household benefit cap and social security and tax credits that expose the RP Borrowers to the risk of a reduction in rental income and an increase in arrears, which, if material, could adversely affect the ability of (a) Direct RP Borrowers to meet their respective payment obligations to the Issuer under their respective Loan Agreements and (b) Indirect RP Borrowers to meet their respective payment obligations to the relevant Finance Subsidiary Borrower under their respective Intra-Group Loan Agreements and, in turn, the ability of Finance Subsidiary Borrowers to meet their respective payment obligations to the Issuer in respect of their respective Loan Agreements and, in the case of (a) and (b) above, in turn, the ability of the Issuer to meet its payment obligations in respect of the Notes.

Risks related to Welfare Reform

Risks related to Social Housing Rents

Social housing regulators in England, Wales and Northern Ireland have the power to enforce rent reductions (see "*Description of the Social Housing Sector in England, Wales and Northern Ireland – Social Housing Rents*"), which could result in a decrease in the levels of rental income being available to the RP Borrowers. This could have an adverse impact on their cash flows that could adversely affect the ability of (a) Direct RP Borrowers to meet their respective payment obligations under their respective Loan Agreements and (b) Indirect RP Borrowers to meet their respective payment obligations to the relevant Finance Subsidiary Borrower under their respective Intra-Group Loan Agreements and, in turn, the ability of Finance Subsidiary Borrowers to meet their respective payment obligations to the Issuer in respect of their respective Loan Agreements and, in the case of (a) and (b) above, in turn, the ability of the Issuer to meet its payment obligations under the Notes.

Any imposed rent reductions could also impact the value of social housing properties of the RP Borrowers and therefore could result in the RP Borrowers needing to increase the size of their property security pools to ensure that they are satisfying the Asset Cover Ratio in the Loan Agreements, including the obligation, in the case of Direct RP Borrowers, to provide security to secure their obligations under their respective Loan Agreements or, in the case of Indirect RP Borrowers, to provide security in accordance with their guarantee and related security arrangements in respect of the relevant Loan Agreement of the relevant Finance Subsidiary Borrower. This could have an adverse impact on their cash flow that could adversely affect the ability of (a) Direct RP Borrowers to meet their respective payment obligations under their respective Loan Agreements and (b) Indirect RP Borrowers to meet their respective payment obligations to the relevant Finance Subsidiary Borrower under their respective Intra-Group Loan Agreements and, in turn, the ability of Finance Subsidiary Borrowers to meet their respective payment obligations to the Issuer in respect of their respective Loan Agreements and, in the case of (a) and (b) above, in turn, the ability of the Issuer to meet its payment obligations under the Notes.

Risks related to the Household Benefit Cap

The household benefit cap (see "*Household Benefit Cap*" in the section entitled "*Description of the Social Housing Sector in England, Wales and Northern Ireland*") may have an adverse impact on the ability of those tenants impacted by the Welfare Reform and Work Act 2016 (or The Welfare Reform and Work (Northern Ireland) Order 2016 in Northern Ireland) to pay their rent, as, where the total amount of welfare benefits exceeds the benefit cap, the local authority will reduce a claimant's entitlement to housing benefits by the amount of that excess, meaning that affected tenants would have to pay a larger proportion of the rent themselves. Increasingly the benefit cap will be administered through Universal Credit (see "*Risks related to Universal Credit*"). In turn, this could have an adverse impact on the cash flow of the RP Borrowers and could adversely affect the ability of (a) Direct RP Borrowers to meet their payment obligations under their respective Loan Agreements and (b) Indirect RP Borrowers to meet their respective payment obligations to the relevant Finance Subsidiary Borrower under their respective Intra-Group Loan Agreements and, in turn, the ability of

Finance Subsidiary Borrowers to meet their respective payment obligations to the Issuer in respect of their respective Loan Agreements and, in the case of (a) and (b) above, in turn, affect the ability of the Issuer to meet its payment obligations under the Notes.

Risks related to Occupation Size Criteria

Occupation size criteria (otherwise known as the "removal of the spare room subsidy" or "bedroom tax") may have an adverse impact on the ability of certain tenants with spare bedrooms to pay their rent (see "*Description of the Social Housing Sector in England, Wales and Northern Ireland – Occupation Size Criteria or Bedroom Entitlement*"). In turn, this could have an adverse impact on the cash flow of the RP Borrowers and could adversely affect the ability of (a) Direct RP Borrowers to meet their respective payment obligations to the Issuer under their respective Loan Agreements and (b) Indirect RP Borrowers to meet their respective payment obligations to the relevant Finance Subsidiary Borrower under their respective Intra-Group Loan Agreements and, in turn, the ability of Finance Subsidiary Borrowers to meet their respective payment obligations to the Issuer in respect of their respective Loan Agreements and, in the case of (a) and (b) above, in turn, affect the ability of the Issuer to meet its payment obligations under the Notes.

Risks related to Universal Credit

In December 2018 the transition to Universal Credit full service completed and was rolled out across England, Wales and Northern Ireland (see "*Universal Credit*" in the section entitled "*Description of the Social Housing Sector in England, Wales and Northern Ireland*"). Housing associations have expressed concern that full implementation may result in tenants being more financially vulnerable. The RP Borrowers may need to increase tenant support in order to collect rental payments and may need to adjust the financial assessment of both existing and potential tenants' capability of paying rent. The receipt of rental payments by the RP Borrowers may be delayed by the failure of the tenant to apply for Universal Credit and/or regularly pay rent which is due in addition to the element previously known as housing benefit and/or, in circumstances where the housing benefit is not paid directly to an RP Borrower, a failure to pass on the housing benefit payments. In such circumstances, non-payment, partial payment or any delay in payment of rent could increase the RP Borrowers' rental income arrears and bad debts, and could affect the ability of (a) Direct RP Borrowers to meet their respective payment obligations to the Issuer under the Loan Agreements and (b) Indirect RP Borrowers to meet their respective payment obligations to the relevant Finance Subsidiary Borrower under their respective Intra-Group Loan Agreements and, in turn, the ability of Finance Subsidiary Borrowers to meet their respective payment obligations to the Issuer in respect of their respective Loan Agreements and, in the case of (a) and (b) above, in turn, the ability of the Issuer to meet its payment obligations under the Notes.

Risks related to Non Social Rental Income

Risks related to Low-cost Home Ownership, Shared Equity and Asset Management

Many RP Borrowers receive income from low-cost home ownership (also commonly known as shared ownership) sales, the redemption of shared equity properties and the sale of properties pursuant to their asset management arrangements, the amount of which is affected by housing market risk. As part of their provision of affordable housing, RP Borrowers receive low-cost home ownership income generated on the initial sale of a property (known as the "first tranche") which is sold to the "shared owner", on subsequent sales of further "tranches" or portions of the property (known as "staircasings") from the shared owner and in the form of subsidised rent. Household income eligibility thresholds are £80,000 outside London and £90,000 in London. Other restrictions, such as local authorities' right to set additional eligibility criteria, are in the process of being relaxed or removed.

Income is also generated from staircasings of shared ownership properties and income from the sale of fixed asset and investment properties.

Each of these markets are exposed to housing market risk, including both demand and pricing risks (see "*Risks related to the Housing Market*"), that could affect the ability of (a) Direct RP Borrowers to meet their respective payment obligations to the Issuer under the Loan Agreements and (b) Indirect RP Borrowers to meet their respective payment obligations to the relevant Finance Subsidiary Borrower under their respective Intra-Group Loan Agreements and, in turn, the ability of Finance Subsidiary Borrowers to meet their respective payment obligations to the Issuer in respect of their respective Loan Agreements and, in the case of (a) and (b) above, in turn, affect the Issuer's ability to meet its payment obligations under the Notes.

In addition, the implementation of proposals outlined in the consultation on a new model for shared ownership in England (see "*Description of the Social Housing Sector in England, Wales and Northern Ireland – Shared Ownership model*") could result in an increase in administrative costs for RP Borrowers and also further liabilities in respect of maintenance costs. Such costs could affect the ability of (a) Direct RP Borrowers to meet their respective payment obligations to the Issuer under the Loan Agreements and (b) Indirect RP Borrowers to meet their respective payment obligations to the relevant Finance Subsidiary Borrower under their respective Intra-Group Loan Agreements and, in turn, the ability of Finance Subsidiary Borrowers to meet their respective payment obligations to the Issuer in respect of their respective Loan Agreements and, in the case of (a) and (b) above, in turn, affect the Issuer's ability to meet its payment obligations under the Notes.

Risks related to Private Sale and Rental

RP Borrowers may be exposed to cash flow and profits from the sale of properties that are dependent on economic conditions and the residential real estate market through private sale or private rental activities.

The RP Borrowers' ability to generate revenue and cash flow from outright sales programmes depends on the existence of buyers willing to pay appropriate prices for those properties at the point of sale. The existence of these buyers in turn depends upon overall economic conditions, the residential real estate market and other factors set out in "*Risks related to the Housing Market*", including the availability of mortgage finance. In difficult economic conditions, the RP Borrowers may not be able to sell properties for an appropriate price or on acceptable terms in a timely manner and may therefore be unable to realise projected receipts and profits. Additionally, as a consequence of cyclical and volatility in the prices of residential property, RP Borrowers may be exposed to counterparty risk and may acquire or construct properties in periods of higher prices and may be forced to sell them during periods of lower prices. There is no guarantee that the price achieved on the sale of such properties would realise the margin anticipated or would exceed the acquisition and/or development cost of the property. In addition, the length of time needed to find purchasers and to complete such sales may increase in periods of market uncertainty. Downward pressure on sales prices may occur in the future and volumes of property sales and the revenue and profits from such sales may also be adversely affected.

This could affect the ability of (a) Direct RP Borrowers to meet their respective payment obligations to the Issuer under the Loan Agreements and (b) Indirect RP Borrowers to meet their respective payment obligations to the relevant Finance Subsidiary Borrower under their respective Intra-Group Loan Agreements and, in turn, the ability of Finance Subsidiary Borrowers to meet their respective payment obligations to the Issuer in respect of their respective Loan Agreements and, in the case of (a) and (b) above, in turn, affect the ability of the Issuer to meet its payment obligations under the Notes.

Risks related to the Housing Market

Residential property investment is subject to varying degrees of market and development risks. Market values of properties are generally affected by overall conditions in the local economy; political factors and systemic events, including the condition of the financial markets; the cost and availability of finance to businesses and consumers; fiscal and monetary policies; changes in Government legislation; political developments, including changes in regulatory or tax regimes; changes in unemployment, gilt yields, interest rates and credit spreads; levels of prevailing inflation; changes in consumer spending; an increase in the supply of, or a reduction in demand for, residential property; infrastructure quality; the returns from alternative assets as compared to

residential property; environmental considerations; changes in planning laws and practices; and the perceived threat from terrorism.

Residential real estate values and rental revenues are also affected by factors specific to each local market in which the property is located, including the supply of available property and demand for residential real estate and the availability of mortgage finance to prospective purchasers. While the RP Borrowers are primarily providers of affordable housing, they are exposed to commercial pressures and therefore undertake diversified residential property investment and activities (often through subsidiaries) where income is subject to such commercial pressure, including both demand and pricing risks. Among other things, these market risks have been heightened as a result of the UK vote to leave the European Union (EU), inflation and the rising cost of living and as a result of the Covid-19 pandemic and these risks have the potential to impact upon the value of the RP Borrowers' assets, expenses incurred with existing residential properties, rental income produced by such properties, the ability to develop land acquired, the ability to sell properties and the ability to acquire additional sites (see "*Cost of Living Risk*" and "*Risks relating to the outbreak of severe communicable disease*"). This could impact on the cash flow of the RP Borrowers and the ability of (a) Direct RP Borrowers to meet their respective payment obligations to the Issuer under the Loan Agreements and (b) Indirect RP Borrowers to meet their respective payment obligations to the relevant Finance Subsidiary Borrower under their respective Intra-Group Loan Agreements and, in turn, the ability of Finance Subsidiary Borrowers to meet their respective payment obligations to the Issuer in respect of their respective Loan Agreements and, in the case of (a) and (b) above, in turn, affect the ability of the Issuer to meet its payment obligations under the Notes.

Risks related to Housing Grant and the Regulatory Framework

Risks related to Regulation

The regulation of housing associations has undergone significant change in recent years. The Issuer is exposed to the creditworthiness of the RP Borrowers and any change in the relevant regulatory framework in England, Wales or Northern Ireland, (as the case may be) could lead to an RP Borrower facing increased costs to comply with the relevant framework (see "*Description of the Social Housing Sector in England, Wales and Northern Ireland – Regulation and the Regulatory Framework*").

Any breach by an RP Borrower in England, Wales or Northern Ireland, as the case may be, of new or existing regulations could lead to the exercise of statutory powers by the Regulator of Social Housing, the Welsh Ministers or the Department for Communities, as appropriate. A regulatory breach could also result in a default by an RP Borrower of its external funding agreements which, in turn, could cause a cross default under its Loan Agreement. Each regulator publishes guidance on how it regulates and each adopts a proportionate approach with an emphasis on self-regulation and co-regulation. In practice, use of statutory powers is rare. Serious economic non-compliance is more likely to lead to a downgrade in the published regulatory judgement (applicable in England or Wales) and agreement of the corrective action to be taken. Any such intervention by the relevant regulator in respect of the RP Borrowers may affect the ability of (a) Direct RP Borrowers to meet their respective payment obligations to the Issuer under the Loan Agreements and (b) Indirect RP Borrowers to meet their respective payment obligations to the relevant Finance Subsidiary Borrower under their respective Intra-Group Loan Agreements and, in turn, the ability of Finance Subsidiary Borrowers to meet their respective payment obligations to the Issuer in respect of their respective Loan Agreements and, in the case of (a) and (b) above, in turn, the ability of the Issuer to meet its obligations under the Notes.

The deregulatory measures, updated Regulatory Framework and directions published by the Regulator of Social Housing (see "*Description of the Social Housing Sector in England, Wales and Northern Ireland – Regulation and the Regulatory Framework*") changed the way that Registered Providers in England are regulated by the Regulator of Social Housing and it is possible that compliance may result in increased costs. The Regulator of Social Housing charges fees to Registered Providers for regulation, following the granting of power to charge fees under the Housing and Regeneration Act 2008 and a consultation with Registered

Providers. The Issuer would not expect such fees to be material in the context of each RP Borrower's obligations in respect of its Loan Agreement or its Intra-Group Loan Agreement, as the case may be.

Risks related to Social Housing (Regulation) Act 2023

The Social Housing (Regulation) Act 2023 (the **SHRA 2023**) came into force in July 2023 and included the implementation of a new proactive consumer regulatory regime. The SHRA 2023, along with the introduction of the new Tenant Satisfaction Measures Standard in April 2023, includes increased obligations for RP Borrowers in relation to health and safety matters and places further reporting obligations on the RP Borrowers in terms of their communications with tenants (see "*Description of the Social Housing Sector in England, Wales and Northern Ireland – Regulation and the Regulatory Framework*").

Any breach of the SHRA 2023, Standards (as defined below) or associated guidance could lead to the exercise of the Regulator of Social Housing's statutory powers. The Regulator of Social Housing's enforcement powers have been strengthened to tackle failing Registered Providers, including the removal of the cap on the level of fines it may charge. Any such intervention by the Regulator of Social Housing in respect of an RP Borrower may affect the ability of (a) Direct RP Borrowers to meet their respective payment obligations to the Issuer under the Loan Agreements and (b) Indirect RP Borrowers to meet their respective payment obligations to the relevant Finance Subsidiary Borrower under their respective Intra-Group Loan Agreements and, in turn, the ability of Finance Subsidiary Borrowers to meet their respective payment obligations to the Issuer in respect of their respective Loan Agreements and, in the case of (a) and (b) above, in turn, affect the ability of the Issuer to meet its payment obligations under the Notes.

Risks related to Housing Grant

Registered Providers receive grant funding from a variety of sources (see "*Description of the Social Housing Sector in England, Wales and Northern Ireland – Housing Grant*"). Due to the nature of grant funding, there is a risk that following the approval of a grant, Homes England may revise the terms of such grant and reduce the entitlement or suspend or cancel any instalment of such grant. In certain circumstances, set out in the "Capital Funding Guide and the Recovery of Capital Grants and Recycled Capital Grant Fund General Determination", including but not limited to, failure to comply with conditions associated with the grant or a disposal of the property funded by a grant, the grant may be required to be repaid or reused. Any such reduction in, withdrawal of, requirement to repay or to re-use grant funding could affect the ability of (a) Direct RP Borrowers to meet their respective payment obligations to the Issuer under the Loan Agreements and (b) Indirect RP Borrowers to meet their respective payment obligations to the relevant Finance Subsidiary Borrower under their respective Intra-Group Loan Agreements and, in turn, the ability of Finance Subsidiary Borrowers to meet their respective payment obligations to the Issuer in respect of their respective Loan Agreements and, in the case of (a) and (b) above, in turn, the ability of the Issuer to comply with its obligations under the Notes.

Any material repayment of historical grant funding held on an RP Borrower's balance sheet has the potential to impact on cash flow which could, in turn, materially increase such RP Borrower's net debt position and thus its ability to satisfy any obligations which they are required to comply with pursuant to the terms of existing financing arrangements. This could, in turn, affect the ability of (a) Direct RP Borrowers to meet their respective payment obligations to the Issuer under the Loan Agreements and (b) Indirect RP Borrowers to meet their respective payment obligations to the relevant Finance Subsidiary Borrower under their respective Intra-Group Loan Agreements and, in turn, the ability of Finance Subsidiary Borrowers to meet their respective payment obligations to the Issuer in respect of their respective Loan Agreements and, in the case of (a) and (b) above, in turn, affect the ability of the Issuer to meet its payment obligations under the Notes.

Risks relating to the outbreak of severe communicable disease

The outbreak, or threatened outbreak, of any severe communicable disease such as COVID-19 (commonly referred to as coronavirus) and regulators' or market fears about the same, may adversely affect the business of the RP Borrowers.

The Issuer is exposed to the creditworthiness of the RP Borrowers, whose profits may decline during an outbreak and recovery period. Potential causes are as follows:

- Rental income receipts may be lower during the period of outbreak. This may arise if residents are unable to maintain their own household budgets to meet rent obligations. This, in turn, may result in higher arrears and potentially higher bad debts.
- The number of unlet void properties may rise, including student accommodation as well as across the independent living portfolio due to the age profile of this group of residents, and possibly across the general needs social housing properties.
- Property sales income from current asset sales (first tranche sales of shared ownership properties) and fixed asset sales (staircasing of shared ownership properties and asset management disposals) may take longer to realise and sales values may fall.
- Operating costs may rise due to a need to pay more to secure supplies, as well as the risk of contractors facing financial hardship. Staff costs may rise due to a need to delay planned savings, and other costs may rise due to costs of implementing new remote working methods. There may be some offset of costs with reduced travel and office costs.
- Development commitments may be deferred, which would also reduce incremental debt requirements, and existing schemes that are in progress may be put on hold for a period of time so delaying handover of new sites and receipt of income.

Any or all of these may have an effect on the ability of (a) Direct RP Borrowers to meet their respective payment obligations to the Issuer under the Loan Agreements and (b) Indirect RP Borrowers to meet their respective payment obligations to the relevant Finance Subsidiary Borrower under their respective Intra-Group Loan Agreements and, in turn, the ability of Finance Subsidiary Borrowers to meet their respective payment obligations to the Issuer in respect of their respective Loan Agreements and, in the case of (a) and (b) above, in turn, affect the ability of the Issuer to meet its payment obligations under the Notes.

Risks relating to Security in respect of the Loan Agreements

Moratorium and special administration regime

In order to protect the interest of tenants and to preserve the housing stock of a Registered Provider within the social housing sector and within the regulatory regime, a 28 day moratorium on the disposal of land (including the enforcement of any security) by an insolvent non-profit Registered Provider will apply, upon certain steps being taken in relation to that Registered Provider, such as presenting a winding up petition or appointing an administrator. Similar moratorium procedures apply in Wales. The Welsh Ministers have powers under Part 1 of, and Schedule 1 to, the Housing Act 1996. The Regulator of Social Housing will then seek to agree proposals about the future ownership and management of the Welsh RSL's land with its secured creditors. The Welsh Ministers may appoint an interim manager of a Welsh RSL to manage during a moratorium on the sale of the land, pursuant to the Wales Measure 2011. There is not an equivalent moratorium regime in Northern Ireland, although the Department for Communities (DFC) have power to act in protection of RHAs under Article 25 of the Housing (Northern Ireland) Order 2003 and Article 28 of the Housing (Northern Ireland) Order 2003 provides for the transfer of net assets upon the dissolution of RHAs. The moratorium procedure may adversely affect the ability to enforce the security granted by the RP Borrowers as it stipulates actions

that must be taken by a secured creditor prior to that secured creditor being able to enforce its security and gives powers to the Regulator of Social Housing in respect of certain secured assets.

In addition, a special administration regime came into force on 5 July 2018 and is available in addition to the moratorium regime referred to above. This applies to Registered Providers, Welsh RSLs and RHAs.

This regime provides for a court to appoint a qualified insolvency practitioner known as a "housing administrator" to manage the affairs, business and property of a Registered Provider, Welsh RSL or RHA (as applicable), following an application from the Secretary of State or (with the permission of the Secretary of State) the Regulator of Social Housing, the Welsh Ministers or the Department for Communities (as applicable).

An interim moratorium will run from the date of issue of an application for a housing administration order until the application is either dismissed or housing administration order takes effect and, upon the making of a housing administration order, a Registered Provider, Welsh RSL or RHA (as applicable) shall become subject to a moratorium, for so long as such a Registered Provider, Welsh RSL or RHA (as applicable) is subject to a housing administration order, that prevents secured creditors from enforcing their security and selling the assets of a Registered Provider, Welsh RSL or RHA without the consent of the housing administrator or the permission of a court.

Each housing administration order will last for 12 months (subject to certain exceptions), but may be extended. In certain circumstances a court may make an order enabling a housing administrator to dispose of property belonging to a Registered Provider, Welsh RSL or RHA (as applicable) which is subject to a fixed charge, albeit only on terms that the fixed charge holder receives the proceeds if sold for less than this.

The regime could adversely affect the ability to enforce security granted by an RP Borrower for so long as any housing administration order is in place in respect of an RP Borrower or could result in a housing administrator disposing of charged property belonging to an RP Borrower at a time when proceeds are not sufficient to discharge the Issuer's obligations under the Notes.

Risks related to Resources, Business and Pensions

Risks related to Capital Resources

The ability of the RP Borrowers to operate their businesses depends in part on being able to raise funds. An increase in the cost, or lack of availability, of finance (whether for macroeconomic reasons, such as a lack of liquidity in the debt markets or the inability of a financing counterparty to honour pre-existing lending arrangements, or reasons specific to an RP Borrower) could impact an RP Borrower's ability to progress its business objects, deliver the expected rates of return on investments and the day-to-day financing (or refinancing) requirements of an RP Borrower's business over the longer term. This could have a material adverse effect on (a) a Direct RP Borrower's ability to meet its payment obligations to the Issuer under its Loan Agreement and (b) an Indirect RP Borrower to meet their respective payment obligations to the relevant Finance Subsidiary Borrower under its Intra-Group Loan Agreements and, in turn, the ability of a Finance Subsidiary Borrower to meet its payment obligations to the Issuer in respect of its Loan Agreement and, in the case of (a) and (b) above, in turn, the Issuer's ability to meet its payment obligations under the Notes.

In addition, RP Borrowers are subject to the risk that they may be unable to generate sufficient cash flows, or be unable to obtain sufficient funding, to satisfy obligations to service and/or refinance indebtedness. Further, any covenants contained in an RP Borrower's borrowing arrangements, including the Loan Agreements, may limit or prohibit operational and financial flexibility. Any event of default, cross default, breach of a covenant or the inability to vary or waive any covenants could generally have a material adverse effect on the business, results of operations, financial condition and/or prospects of an RP Borrower and the ability of (a) a Direct RP Borrower to meet its payment obligations to the Issuer under its Loan Agreement and (b) an Indirect RP Borrower to meet their respective payment obligations to the relevant Finance Subsidiary Borrower under its

Intra-Group Loan Agreements and, in turn, the ability of a Finance Subsidiary Borrower to meet its payment obligations to the Issuer in respect of its Loan Agreement and, in the case of (a) and (b) above, in turn, the Issuer's ability to meet its payment obligations under the Notes.

Risks related to Interest Rates

The RP Borrowers are subject to interest rate risk in respect of borrowing and adverse interest rate movements which can create fluctuations in an RP Borrower's cash flow and net surpluses, and its balance sheet as a result of marking to market derivatives. In addition, there is a risk that, if an RP Borrower was to be unable to provide collateral against the mark-to-market position on its derivatives, this could result in a default by such RP Borrower under the relevant funding agreement which, in turn, could cause a cross default under the relevant Loan Agreement. In general, this could have a material adverse effect on its financial condition and affect the ability of (a) a Direct RP Borrower to meet its payment obligations to the Issuer under its Loan Agreement and (b) an Indirect RP Borrower to meet its payment obligations to the relevant Finance Subsidiary Borrower under its Intra-Group Loan Agreements and, in turn, the ability of a Finance Subsidiary Borrower to meet its payment obligations to the Issuer in respect of its Loan Agreement and, in the case of (a) and (b) above, in turn, the Issuer's ability to meet its payment obligations under the Notes.

Risks related to Pensions

The RP Borrowers provide retirement benefits to former and current employees through a number of defined benefit schemes. For further background, see "*Description of the Social Housing Sector in England, Wales and Northern Ireland – Pensions in the social housing sector*". If the market value of these pension schemes declines in relation to the assessed liabilities, which depends on, among other things, the real returns that can be obtained from the assets, the longevity of its members, the rate of increase of salaries, discount rate assumptions and inflation, or if the trustees or the regulator of pensions (the **Pensions Regulator**) determines that the employer's liabilities require a different approach to contributions and deficit reduction, the relevant RP Borrower may be required to increase its contributions which could have an adverse impact on the ability of (a) a Direct RP Borrower to meet its payment obligations to the Issuer under its Loan Agreement and (b) an Indirect RP Borrower to meet its payment obligations to the relevant Finance Subsidiary Borrower under its Intra-Group Loan Agreement and, in turn, the ability of a Finance Subsidiary Borrower to meet its payment obligations to the Issuer in respect of its Loan Agreement and, in the case of (a) and (b) above, in turn, the ability of the Issuer to meet its payment obligations under the Notes.

If a contribution notice or financial support direction were to be served on an RP Borrower, this could result in a shortfall of funds available to (a) a Direct RP Borrower to repay to the Issuer its Loan and (b) an Indirect RP Borrower to repay the relevant Finance Subsidiary Borrower its loan under the relevant Intra-Group Loan Agreement and, in turn, the ability of a Finance Subsidiary Borrower to repay its Loan Agreement and, in the case of (a) and (b) above, in turn, the ability of the Issuer to repay the Notes.

Risks related to Legal and Compliance

If any material failure by an RP Borrower to adhere to applicable health and safety or environmental laws, litigation or breach of regulatory laws, or if a failure to comply with corporate, employee or taxation laws were to occur in the future, this could result in legal or regulatory action against such RP Borrower which could have an adverse impact on its results of operations and affect the ability of (a) Direct RP Borrowers to meet their payment obligations to the Issuer under the Loan Agreements and (b) Indirect RP Borrowers to meet their respective payment obligations to the relevant Finance Subsidiary Borrower under their respective Intra-Group Loan Agreements and, in turn, the ability of a Finance Subsidiary Borrower to meet its payment obligations to the Issuer in respect of its Loan Agreement and, in the case of (a) and (b) above, in turn, the Issuer's ability to meet its payment obligations under the Notes.

There is increasing pressure on RP Borrowers to report on and comply with various Environmental, Social and Governance (ESG) related factors under either contractual relationships or under legislation, guidance or

environmental authorisations and permits. RP Borrowers must be prepared to invest in ESG related aspects of their business and to respond to changes in legislation which require improvement. Any breach of ESG related laws or a breach of ESG terms under a contract or agreement could result in legal or regulatory action against such RP Borrower which could have an adverse impact on its results of operations and affect the ability of (a) Direct RP Borrowers to meet their payment obligations to the Issuer under the Loan Agreements and (b) Indirect RP Borrowers to meet their respective payment obligations to the relevant Finance Subsidiary Borrower under their respective Intra-Group Loan Agreements and, in turn, the ability of a Finance Subsidiary Borrower to meet its payment obligations to the Issuer in respect of its Loan Agreement and, in the case of (a) and (b) above, in turn, the Issuer's ability to meet its payment obligations under the Notes.

Risks relating to regulatory initiatives impacting the regulatory treatment of the Notes

In Europe, the U.S., and elsewhere, there is increased political and regulatory scrutiny of the asset-backed securities industry. This has resulted in multiple measures for increased regulation which are at various stages of implementation and which may have an adverse impact on the regulatory position of certain investors in securitisation exposures and/or on the incentives for certain investors to hold asset-backed securities, and may thereby affect the liquidity of such securities.

Such regulations include: Regulation (EU) No 2017/2402 (the **EU Securitisation Regulation**), which applied in general from 1 January 2019 with direct effect in member states of the EU (and is to be implemented in due course in other countries in the EEA); and the UK Securitisation Framework that applies in the UK from 1 November 2024 (subject to certain grandfathering and transitional provisions), which revokes and recasts the UK Securitisation Regulation that applied in the UK from the start of 2021 until 31 October 2024 (i.e. Regulation (EU) 2017/2402 as it forms part of the UK domestic law by virtue of the European Union (Withdrawal) Act 2018, as amended) (the **UK Securitisation Framework**).

The EU Securitisation Regulation and the UK Securitisation Framework require certain EU- and UK-regulated institutional investors, respectively (which includes relevant EU- and UK-regulated credit institutions, investment firms, authorised alternative investment fund managers, insurance and reinsurance undertakings, certain undertakings for the collective investment of transferable securities (UCITs) and certain regulated pension funds (institutions for occupational retirement provision)), to comply with certain due diligence requirements prior to holding a securitisation position and on an ongoing basis while holding the position. Among other things, such institutional investors are required to verify certain matters with respect to compliance of the relevant transaction parties with credit granting standards, risk retention and transparency requirements.

The Issuer has considered, and obtained legal advice as to, the applicability of the requirements of the EU Securitisation Regulation and the UK Securitisation Framework to this Programme and is of the opinion that the Notes do not constitute a "securitisation" or a "securitisation position" for the purposes of the requirements of the EU Securitisation Regulation or the UK Securitisation Framework and, as such, the requirements of neither the EU Securitisation Regulation nor the UK Securitisation Framework apply to the investments in the Notes. Therefore, none of the Issuer nor any other transaction party has committed to comply with the requirements of the EU Securitisation Regulation or the UK Securitisation Framework.

Investors should be aware that the regulatory treatment of any investment in the Notes will be determined by the interpretation which an investor's regulator places on the provisions of the EU Securitisation Regulation or the UK Securitisation Framework. Prospective investors should therefore be aware that should the interpretation of the relevant investor's regulator be that the requirements of the EU Securitisation Regulation or the UK Securitisation Framework do apply to an investment in the Notes, this may result in increased regulatory capital, and/or other prudential requirements and/or other applicable sanctions or measures being applied in respect of the Notes.

Investors in the Notes are responsible for analysing their own regulatory position, and should consult their own advisers in this respect. None of the Issuer, any Dealer nor any other transaction party makes any

representation to any prospective investor or purchaser of the Notes regarding the regulatory treatment of their investment on the relevant closing date, or at any time in the future.

Risks related to Litigation

If RP Borrowers are subject to claims which have a material impact upon revenue or business, this could have an adverse impact on the RP Borrowers' results of operations and affect the ability of (a) Direct RP Borrowers to meet their payment obligations to the Issuer under the Loan Agreements and (b) Indirect RP Borrowers to meet their respective payment obligations to the relevant Finance Subsidiary Borrower under their respective Intra-Group Loan Agreements and, in turn, the ability of Finance Subsidiary Borrowers to meet their respective payment obligations to the Issuer in respect of their respective Loan Agreements and, in the case of (a) and (b) above, in turn, the Issuer's ability to meet its payment obligations under the Notes.

Risks related to reputation

The social housing sector has experienced recent scrutiny and adverse media coverage. If RP Borrowers are subject to adverse media coverage, this could have an adverse impact on the RP Borrowers' results of operations and affect the ability of (a) Direct RP Borrowers to meet their payment obligations to the Issuer under the Loan Agreements and (b) Indirect RP Borrowers to meet their respective payment obligations to the relevant Finance Subsidiary Borrower under their respective Intra-Group Loan Agreements and, in turn, the ability of Finance Subsidiary Borrowers to meet their respective payment obligations to the Issuer in respect of their respective Loan Agreements and, in the case of (a) and (b) above, in turn, the Issuer's ability to meet its payment obligations under the Notes.

Risks related to mergers, acquisitions and formation of subsidiaries

The Loan Agreements permit the RP Borrowers (without the consent of the Issuer or the Trustee) to acquire or form subsidiaries (including, without limitation, Registered Providers, Welsh RSLs, RHAs, unregulated non-charitable trading companies or partnerships) and/or undertake mergers, consolidations, transfers of engagements and amalgamations (and similar merger events) with other Registered Providers, Welsh RSLs or RHAs, as the case may be, where the successor entity takes on the obligations and liabilities of that RP Borrower, including that RP Borrower's Loan Agreement or Intra-Group Loan Agreement, as the case may be. In such circumstances, the resulting entity's credit risk may change. Such merger activity or formation or acquisition of a subsidiary may affect the total borrowings of an RP Borrower and this may therefore impact on the Lending Level attributed to that RP Borrower by the Issuer as part of the Issuer's credit process (including as a result of merger activity or the occurrence of a Lending Level Reassessment Event (see "*Description of the Borrowers and the RP Borrowers*")). There is provision in each Loan Agreement requiring an RP Borrower to deposit cash into a reserve account in certain circumstances where an RP Borrower's Lending Level is adversely affected. An adverse change in credit risk or a change in the RP Borrower's Lending Level could adversely affect (a) a Direct RP Borrower's ability to meet its payment obligations to the Issuer under its Loan Agreement on a timely basis and (b) an Indirect RP Borrower's ability to meet its payment obligations to the relevant Finance Subsidiary Borrower under its Intra-Group Loan Agreement and, in turn, a Finance Subsidiary Borrower's ability to meet its payment obligations to the Issuer under its Loan Agreement on a timely basis and, in the case of (a) and (b) above, in turn, the ability of the Issuer to meet its payment obligations under the Notes.

FACTORS WHICH ARE MATERIAL FOR THE PURPOSE OF ASSESSING THE MARKET RISKS ASSOCIATED WITH NOTES ISSUED UNDER THE PROGRAMME

Risks applicable to all Notes

Interest rate risks

The Notes bear interest at a fixed rate and therefore involve the risk that subsequent changes in market interest rates may adversely affect the value of the Notes.

Redemption prior to maturity

In the event that (a) all or some of the Notes are repaid prior to maturity following an Associated Loan relating to the Notes becoming repayable as a result of a default by a Borrower in accordance with Condition 10.3 (*Redemption following an Associated Loan default*), the Notes may be redeemed in whole or in part at their principal amount, plus accrued interest or (b) following an Event of Default (as defined in Condition 13 (*Events of Default and Enforcement*)), the Notes will be redeemed in full at their principal amount, plus accrued interest. In such circumstances it may not be possible for an investor to reinvest the redemption proceeds at an effective rate of interest as high as the interest rate on the Notes.

If the Issuer has the right to redeem any Notes at its option, this may limit the market value of the Notes concerned and an investor may not be able to reinvest the redemption proceeds in a manner which achieves a similar effective return.

An optional redemption feature may limit the market value of Notes. During any period when the Issuer may elect to redeem Notes at the amount specified in the applicable Pricing Supplement or at the Modified Spens Amount, the market value of those Notes generally will not rise substantially above the price at which they can be redeemed. This also may be true prior to any redemption period.

The Issuer may be expected to redeem Notes when its cost of borrowing is lower than the interest rate on the Notes. At those times, an investor generally would not be able to reinvest the redemption proceeds at an effective interest rate as high as the interest rate on the Notes being redeemed and may only be able to do so at a significantly lower rate. Potential investors should consider reinvestment risk in light of other investments available at that time.

Taxation – No Gross Up

The Issuer will not be obliged to pay any additional amounts to Noteholders to reimburse them for any tax, assessment or charge required to be withheld or deducted from payments in respect of the Notes by the Issuer or the Paying Agent. Accordingly, in the event of a change of tax law, there may be an effect on the amount of principal or interest receivable by Noteholders under the terms of the Notes. The Noteholders will therefore bear the risk of any such withholding or deduction.

Liquidation expenses

On 6 April 2008, a provision in the Insolvency Act 1986 came into force which effectively reversed by statute the House of Lords' decision in the case of *Leyland Daf* in 2004. Accordingly, it is now the case that the costs and expenses of a liquidation (including certain tax charges) will be payable out of floating charge assets in priority to the claims of the floating charge-holder. In respect of certain litigation expenses of the liquidator only, this is subject to approval of the amount of such expenses by the floating charge-holder (or, in certain circumstances, the court) pursuant to provisions set out in the Insolvency Rules 1986.

As a result of the changes described above, upon the enforcement of the floating charge security granted by the Issuer, floating charge realisations which would otherwise be available to satisfy the claims of secured

creditors will be reduced by at least a significant proportion of any liquidation expenses. There can be no assurance that the Noteholders will not be adversely affected by such a reduction in floating charge realisations.

The covenants require the Issuer to make certain calculations and determinations before certain other payments may be made

The Conditions provide that certain payments may not be made by the Issuer, including on the Second Secured Debt, Subordinated Debt or any of the Issuer's shares, if certain tests are not met at the time of such proposed payment. One of these tests (referred to as the Senior Note Buffer Amount Test) requires the Issuer to determine (amongst other things) the amount of Available Issuer Receipts that the Issuer reasonably expects to receive, and any amount capable of being drawn as Liquidity Facility Drawings, during the following 12 months. In the event that the Issuer is incorrect in its calculations or is inaccurate in its determinations (including for the Senior Note Buffer Amount Test), this may mean that payments on Second Secured Debt and/or Subordinated Debt are made in situations where they ought not to have been made. A consequence of such miscalculation or inaccurate determination may be that the ability of the Issuer to meet its payment obligations under the Notes is affected.

In certain circumstances, the security in respect of the Second Secured Debt may be enforced, even if the First Floating Charge has not yet been enforced.

Whilst there are restrictions on the chargee(s) in respect of a Second Secured Debt Floating Charge enforcing its Second Secured Debt Floating Charge before the First Floating Charge, in the event that a Second Secured Debt Enforcement Condition is satisfied, the chargee in respect of the Second Secured Debt may enforce its second-ranking floating charge before the Trustee enforces the First Floating Charge. In such circumstances, the recovery of Noteholders in respect of the Notes may be impaired (whether prior to or in a winding-up of the Issuer) and this may adversely affect the value of the Notes and the amount received by Noteholders from the Issuer.

The conditions of the Notes contain provisions which may permit their modification without the consent of all investors and confer significant discretions on the Trustee which may be exercised without the consent of the Noteholders and without regard to the individual interests of particular Noteholders.

The conditions of the Notes and the Trust Deed contain provisions for calling meetings of Noteholders to consider matters affecting their interests generally. These provisions permit defined majorities to bind all Noteholders including Noteholders who did not attend and vote at the relevant meeting and Noteholders who voted in a manner contrary to the majority. In respect of modifications to Condition 7 (*Covenants*), the Conditions permit defined majorities of the holders of all Series of Notes to bind holders of each individual Series of Notes outstanding (regardless of how the Noteholders of a particular Series of Notes voted in respect of such resolution).

The conditions of the Notes and the Trust Deed also provide that the Trustee may, without the consent of Noteholders, Couponholders or any Secured Party and without regard to the interests of particular Noteholders, agree to (i) any modification (except as stated in the Trust Deed) of, or to the waiver or authorisation of any breach or proposed breach of, any of the provisions of the Notes, the Trust Deed or any other Programme Document or (ii) determine without the consent of the Noteholders that any Event of Default or potential Event of Default shall not be treated as such, provided, in each case, that the Trustee is of the opinion that to do so would not be materially prejudicial to the interests of the Noteholders, in the circumstances described in Condition 18 (*Meetings of Noteholders, Modification and Waiver*).

The value of the Notes could be adversely affected by a change in English law or administrative practice.

The conditions of the Notes, and the ratings assigned to them, are based on English law, regulatory and administration practice in effect as at the date of this Programme Memorandum (including taxation). No assurance can be given as to the impact of any possible judicial decision or change to English law, regulatory

or administrative practice in the United Kingdom, or to United Kingdom tax law, or the interpretation or administration thereof, or to the published practice of HM Revenue & Customs as applied in the United Kingdom after the date of this Programme Memorandum and any such change could materially adversely impact the value of any Notes affected by it.

Investors who hold less than the minimum Specified Denomination may be unable to sell their Notes and may be adversely affected if definitive Notes are subsequently required to be issued.

In relation to any issue of Notes which have denominations consisting of a minimum Specified Denomination plus one or more higher integral multiples of another smaller amount, it is possible that such Notes may be traded in amounts in excess of the minimum Specified Denomination that are not integral multiples of such minimum Specified Denomination. In such a case a holder who, as a result of trading such amounts, holds an amount which is less than the minimum Specified Denomination in its account with the relevant clearing system would not be able to sell the remainder of such holding without first purchasing a principal amount of Notes at or in excess of the minimum Specified Denomination such that its holding amounts to a Specified Denomination. Further, a holder who, as a result of trading such amounts, holds an amount which is less than the minimum Specified Denomination in its account with the relevant clearing system at the relevant time may not receive a definitive Note in respect of such holding (should definitive Notes be printed or issued) and would need to purchase a principal amount of Notes at or in excess of the minimum Specified Denomination such that its holding amounts to a Specified Denomination.

If such Notes in definitive form are issued, holders should be aware that definitive Notes which have a denomination that is not an integral multiple of the minimum Specified Denomination may be illiquid and difficult to trade.

Denominations involve integral multiples: definitive Notes

The Notes have denominations consisting of a minimum of £100,000 plus one or more higher integral multiples of £1,000. It is possible that the Notes may be traded in amounts that are not integral multiples of £100,000. In such a case a holder who, as a result of trading such amounts, holds an amount which is less than £100,000 in its account with the relevant clearing system at the relevant time may not receive a definitive Note in respect of such holding (should definitive Notes be printed or issued) and would need to purchase a principal amount of Notes such that its holding amounts to £100,000.

If definitive Notes are issued, holders should be aware that definitive Notes which have a denomination that is not an integral multiple of £100,000 may be illiquid and difficult to trade.

Risks related to United States tax

It will not be possible for a purchaser in the secondary market to determine whether it holds a Note that was issued with an original issue discount.

Subject to, and as described in the section headed "*Subscription and Sale – United States*", the Notes are not offered to, and cannot be sold to, US persons. Furthermore, US investors are informed that Notes issued under this Programme may, in certain circumstances, be considered to be issued with more than a *de minimis* amount of original issue discount (**OID**) under applicable United States tax principles, whereas other issues of Notes under this Programme may not be issued with more than *de minimis* OID. After the original issuance of any Notes, it will not be possible for a purchaser in the secondary market to determine whether it holds a Note that was issued with more than a *de minimis* amount of OID or a Note that was not issued with more than *de minimis* OID. The Issuer will not make any determination of the amount of OID that may be required with respect to any Note for any taxable period.

Risks related to the market generally

Set out below is a description of material market risks, including liquidity risk, exchange rate risk, interest rate risk and credit risk:

An active secondary market in respect of the Notes may never be established or may be illiquid and this would adversely affect the value at which an investor could sell its Notes.

Notes may have no established trading market when issued, and one may never develop. If a market for the Notes does develop, it may not be very liquid and may be sensitive to changes in financial markets. Therefore, investors may not be able to sell their Notes easily or at prices that will provide them with a yield comparable to similar investments that have a developed secondary market. This is particularly the case should the Issuer or one or more RP Borrowers be in financial distress, which may result in any sale of the Notes having to be at a substantial discount to their principal amount or for Notes that are especially sensitive to interest rate, currency or market risks, are designed for specific investment objectives or strategies or have been structured to meet the investment requirements of limited categories of investors.

If an investor holds Notes which are not denominated in the investor's home currency, they will be exposed to movements in exchange rates adversely affecting the value of its holding. In addition, the imposition of exchange controls in relation to any Notes could result in an investor not receiving payments on those Notes.

The Issuer will pay principal and interest on the Notes in Sterling. This presents certain risks relating to currency conversions if an investor's financial activities are denominated principally in a currency or currency unit (the **Investor's Currency**) other than Sterling. These include the risk that exchange rates may significantly change (including changes due to devaluation of Sterling or revaluation of the Investor's Currency) and the risk that authorities with jurisdiction over the Investor's Currency may impose or modify exchange controls. An appreciation in the value of the Investor's Currency relative to Sterling would decrease (1) the Investor's Currency equivalent yield on the Notes, (2) the Investor's Currency equivalent value of the principal payable on the Notes and (3) the Investor's Currency equivalent market value of the Notes.

Government and monetary authorities may impose (as some have done in the past) exchange controls that could adversely affect an applicable exchange rate or the ability of the Issuer to make payments in respect of the Notes. As a result, investors may receive less interest or principal than expected, or no interest or principal.

The value of Notes may be adversely affected by movements in market interest rates.

Investment in Notes involves the risk that if market interest rates subsequently increase above the rate paid on the Notes, this will adversely affect the value of the Notes.

Credit ratings assigned to the Issuer or any Notes may not reflect all the risks associated with an investment in those Notes.

One or more independent credit rating agencies may assign credit ratings to the Issuer, the Programme and/or the Notes. The ratings may not reflect the potential impact of all risks related to structure, market, additional factors discussed above, and other factors that may affect the value of the Notes. A credit rating is not a recommendation to buy, sell or hold securities and may be revised, suspended or withdrawn by the rating agency at any time. Certain information with respect to the credit rating agencies and ratings is set out on the cover of this Programme Memorandum. As with any rated entity, the rating of the Issuer (and, accordingly, the rating of the Notes) may be susceptible to further adjustments (whether upward or downward) and, in particular, any adjustments which may be made as a result of a rating agency's methodology as applied to the Issuer.

Risks related to Social and/or Sustainable Bonds

Notes issued as Social and/or Sustainable Bonds may not be a suitable investment for all investors seeking exposure to social assets

The Notes are intended to be social bonds (**Social Bonds**) and/or sustainable bonds (**Sustainable Bonds**). Prospective investors should have regard to the information set out in the relevant Pricing Supplement and must determine for themselves the relevance of such information for the purpose of any investment in such Notes together with any other investigation such investor deems necessary.

In particular no assurance is given by the Issuer that the use of such proceeds will satisfy, whether in whole or in part, any present or future investor expectations or requirements as regards any investment criteria or guidelines with which such investor or its investments are required to comply, whether by any present or future applicable law or regulations or by its own by-laws or other governing rules or investment portfolio mandates.

Furthermore, it should be noted that there is currently no clearly-defined definition (legal, regulatory or otherwise) of, nor market consensus as to what constitutes, a "social" or an equivalently-labelled project or as to what precise attributes are required for a particular project to be defined as "social" or such other equivalent label nor can any assurance be given that such a clear definition or consensus will develop over time. Accordingly, no assurance is or can be given to investors that any projects or uses of the proceeds will meet any or all investor expectations regarding such "social" or other equivalently-labelled performance objectives or that any adverse social and/or other impacts will not occur during the implementation of any projects or uses of the proceeds. In addition, no assurance can be given to investors that the Notes will comply with any standards or requirements for being Social Bonds and/or Sustainable Bonds (including Regulation (EU) 2020/852 on the establishment of a framework to facilitate sustainable investment (the so called "EU Taxonomy Regulation") or Regulation (EU) 2020/852 as it forms part of domestic law in the United Kingdom by virtue of the EUWA) and, accordingly, the Social Bond and/or Sustainable Bond status of the Notes could be withdrawn at any time.

No assurance or representation is given as to the suitability or reliability for any purpose whatsoever of any opinion or certification of any third party (whether or not solicited by the Issuer) which may be made available in connection with the issue of any Notes. For the avoidance of doubt, any such opinion or certification is not, nor shall be deemed to be, incorporated in and/or form part of this Programme Memorandum. Any such opinion or certification is not, nor should be deemed to be, a recommendation by the Issuer or any other person to buy, sell or hold any such Notes. Any such opinion or certification is only current as at the date that opinion was initially issued. Prospective investors must determine for themselves the relevance of any such opinion or certification and/or the information contained therein and/or the provider of such opinion or certification for the purpose of any investment in such Notes. Currently, the providers of such opinions and certifications are not subject to any specific regulatory or other regime or oversight. Details of the provider(s) of any opinion, the date of such opinion and availability of such opinion and the details of any second party opinion(s) shall be set out in the applicable Pricing Supplement.

In the event that any such Notes are listed or admitted to trading on any dedicated "social" or other equivalently-labelled segment of any stock exchange or securities market (whether or not regulated), no representation or assurance is given by the Issuer or any other person that such listing or admission satisfies, whether in whole or in part, any present or future investor expectations or requirements as regards any investment criteria or guidelines with which such investor or its investments are required to comply, whether by any present or future applicable law or regulations or by its own by-laws or other governing rules or investment portfolio mandates, in particular with regard to any direct or indirect social impact of any projects or uses, the subject of or related to, any social projects. Furthermore, it should be noted that the criteria for any such listings or admission to trading may vary from one stock exchange or securities market to another. Nor is any representation or assurance given or made by the Issuer or any other person that any such listing or admission to trading will be obtained in respect of any such Notes or, if obtained, that any such listing or admission to trading will be maintained during the life of the Notes.

The Issuer has no direct control over the ultimate use of proceeds by the RP Borrowers and accordingly can provide no assurance that the relevant project(s) or use(s) will be capable of being implemented in, or substantially in, the manner and/or in accordance with any timing schedule intended by such RP Borrowers. Any such failure by the Issuer will not constitute an Event of Default under the Notes.

Any such event and/or withdrawal of any such opinion or certification or any such opinion or certification attesting that the Issuer is not complying in whole or in part with any matters for which such opinion or certification is opining or certifying on and/or any such Notes no longer being listed or admitted to trading on any stock exchange or securities market as aforesaid may have a material adverse effect on the value of such Notes and also potentially the value of any other Notes and/or result in adverse consequences for certain investors with portfolio mandates to invest in securities to be used for a particular purpose.

DOCUMENTS INCORPORATED BY REFERENCE

The following documents shall be incorporated in, and form part of, this Programme Memorandum and this Programme Memorandum should be read and construed accordingly:

1. the annual report of the Issuer as at and for the year ended 31 March 2024, including the financial statements of the Issuer and the independent auditors' report thereon (the **2024 Issuer Annual Report**);
2. the annual report of the Issuer as at and for the year ended 31 March 2025, including the financial statements of the Issuer and the independent auditors' report thereon (the **2025 Issuer Annual Report**);
3. the unaudited half year financial report of the Issuer for the six months ended 30 September 2025;
4. the future audited annual financial statements of the Issuer and future unaudited interim financial statements of the Issuer (if any) as and when such financial statements are published in accordance with the ISM Rulebook; and
5. the terms and conditions of the Notes contained in the Programme Memorandum dated 11 January 2019 pages 47 to 72 (inclusive), prepared by the Issuer in connection with the Programme.

Copies of such documents incorporated by reference can be obtained from the registered office of the Issuer and from the specified office of the Principal Paying Agent for the time being in London and will be available for viewing on the website of the Regulatory News Service operated by the London Stock Exchange at <http://www.londonstockexchange.com/exchange/news/market-news/market-news-home.html>.

Any documents themselves incorporated by reference in such financial statements shall not form part of this Programme Memorandum.

FORM OF THE NOTES

The Notes of each Series will be in either bearer form, with or without interest coupons attached, or registered form, without interest coupons attached. Bearer Notes will be issued outside the United States in reliance on Regulation S under the Securities Act (**Regulation S**) and Registered Notes will be issued outside the United States in reliance on the exemption from registration provided by Regulation S.

Bearer Notes

Each Tranche of Bearer Notes will be in bearer form and will initially be issued in the form of a temporary global note (a **Temporary Bearer Global Note**) or, if so specified in the applicable Pricing Supplement, a permanent global note (a **Permanent Bearer Global Note**) and, together with a Temporary Bearer Global Note, each a **Bearer Global Note**) which, in either case, will:

- (a) if the Bearer Global Notes are intended to be issued in new global note (NGN) form, as stated in the applicable Pricing Supplement, be delivered on or prior to the original issue date of the Tranche to a common safekeeper (the **Common Safekeeper**) for Euroclear Bank SA/NV (**Euroclear**) and Clearstream Banking S.A. (**Clearstream, Luxembourg**); and
- (b) if the Bearer Global Notes are not intended to be issued in NGN Form, be delivered on or prior to the original issue date of the Tranche to a common depositary (the **Common Depositary**) for Euroclear and Clearstream, Luxembourg (**Clearstream, Luxembourg**).

Where the Bearer Global Notes issued in respect of any Tranche are in NGN form, the applicable Pricing Supplement will also indicate whether such Bearer Global Notes are intended to be held in a manner which would allow Eurosystem eligibility. Any indication that the Bearer Global Notes are to be so held does not necessarily mean that the Bearer Notes of the relevant Tranche will be recognised as eligible collateral for Eurosystem monetary policy and intra-day credit operations by the Eurosystem either upon issue or at any times during their life as such recognition depends upon satisfaction of the Eurosystem eligibility criteria. Noteholders should note that whilst the European Central Bank has applied a temporary extension of Eurosystem eligibility to Sterling denominated securities, the effective date for this temporary extension being 9 November 2012, any Bearer Global Notes listed on the ISM are not recognised as eligible collateral as the ISM is not on the list of "certain acceptable non-regulated markets" maintained by the European Central Bank. Where Bearer Global Notes are recognised as eligible collateral, the Common Safekeeper for NGNs will either be Euroclear or Clearstream, Luxembourg or another entity approved by Euroclear and Clearstream, Luxembourg.

Whilst any Bearer Note is represented by a Temporary Bearer Global Note, payments of principal, interest (if any) and any other amount payable in respect of the Notes due prior to the Exchange Date (as defined below) will be made (against presentation of the Temporary Bearer Global Note if the Temporary Bearer Global Note is not intended to be issued in NGN form) only to the extent that certification (in a form to be provided) to the effect that the beneficial owners of interests in the Temporary Bearer Global Note are not U.S. persons or persons who have purchased for resale to any U.S. person, as required by U.S. Treasury regulations, has been received by Euroclear and/or Clearstream, Luxembourg and Euroclear and/or Clearstream, Luxembourg, as applicable, has given a like certification (based on the certifications it has received) to the Principal Paying Agent.

On and after the date (the **Exchange Date**) which is 40 days after a Temporary Bearer Global Note is issued, interests in such Temporary Bearer Global Note will be exchangeable (free of charge) upon a request as described therein either for (i) interests in a Permanent Bearer Global Note of the same Series or (ii) for definitive Bearer Notes of the same Series with, where applicable, interest coupons and talons attached (as indicated in the applicable Pricing Supplement), in each case against certification of beneficial ownership as described above unless such certification has already been given, provided that purchasers in the United States and certain U.S. persons will not be able to receive definitive Bearer Notes. The holder of a Temporary Bearer

Global Note will not be entitled to collect any payment of interest, principal or other amount due on or after the Exchange Date unless, upon due certification, exchange of the Temporary Bearer Global Note for an interest in a Permanent Bearer Global Note or for definitive Bearer Notes is improperly withheld or refused.

The option for an issue of Bearer Notes to be represented on issue by a Temporary Bearer Global Note exchangeable for definitive Bearer Notes should not be expressed to be applicable in the applicable Pricing Supplement if the Bearer Notes are issued with a minimum Specified Denomination such as £100,000 plus one or more higher integral multiples of another smaller amount such as £1,000 (or its equivalent in another currency).

Payments of principal, interest (if any) or any other amounts on a Permanent Bearer Global Note will be made through Euroclear and/or Clearstream, Luxembourg (against presentation or surrender (as the case may be) of the Permanent Bearer Global Note if the Permanent Bearer Global Note is not intended to be issued in NGN form) without any requirement for certification.

The applicable Pricing Supplement will specify that a Permanent Bearer Global Note will be exchangeable (free of charge), in whole but not in part, for definitive Bearer Notes with, where applicable, interest coupons and talons attached upon the occurrence of an Exchange Event. For these purposes, **Exchange Event** means that (i) an Event of Default (as defined in Condition 13) has occurred and is continuing, (ii) the Issuer has been notified that both Euroclear and Clearstream, Luxembourg have been closed for business for a continuous period of 14 days (other than by reason of holiday, statutory or otherwise) or have announced an intention permanently to cease business or have in fact done so and no successor clearing system satisfactory to the Trustee is available or (iii) the Issuer has or will become subject to adverse tax consequences which would not be suffered were the Notes represented by the Permanent Bearer Global Note in definitive form and a certificate to such effect signed by two Directors of the Issuer is given to the Trustee. The Issuer will promptly give notice to Noteholders in accordance with Condition 17 if an Exchange Event occurs. In the event of the occurrence of an Exchange Event, Euroclear and/or Clearstream, Luxembourg (acting on the instructions of any holder of an interest in such Permanent Bearer Global Note) or the Trustee may give notice to the Principal Paying Agent requesting exchange and, in the event of the occurrence of an Exchange Event as described in (iii) above, the Issuer may also give notice to the Principal Paying Agent requesting exchange. Any such exchange shall occur not later than 45 days after the date of receipt of the first relevant notice by the Principal Paying Agent.

The following legend will appear on all Bearer Notes (other than Temporary Bearer Global Notes) and interest coupons relating to such Notes where TEFRA D is specified in the applicable Pricing Supplement:

"ANY UNITED STATES PERSON WHO HOLDS THIS OBLIGATION WILL BE SUBJECT TO LIMITATIONS UNDER THE UNITED STATES INCOME TAX LAWS, INCLUDING THE LIMITATIONS PROVIDED IN SECTIONS 165(j) AND 1287(a) OF THE INTERNAL REVENUE CODE."

The sections referred to provide that United States holders, with certain exceptions, will not be entitled to deduct any loss on Bearer Notes or interest coupons and will not be entitled to capital gains treatment in respect of any gain on any sale, disposition, redemption or payment of principal in respect of Bearer Notes or interest coupons.

Notes which are represented by a Bearer Global Note will only be transferable in accordance with the rules and procedures for the time being of Euroclear or Clearstream, Luxembourg, as the case may be.

Registered Notes

The Registered Notes of each Tranche will initially be represented by a global note in registered form (a **Registered Global Note**).

Registered Global Notes will be deposited with a common depositary or, if the Registered Global Notes are to be held under the new safe-keeping structure (the NSS), a common safekeeper, as the case may be for Euroclear and Clearstream, Luxembourg, and registered in the name of the nominee for the Common Depositary of, Euroclear and Clearstream, Luxembourg or in the name of a nominee of the common safekeeper, as specified in the applicable Pricing Supplement. Persons holding beneficial interests in Registered Global Notes will be entitled or required, as the case may be, under the circumstances described below, to receive physical delivery of definitive Notes in fully registered form.

Where the Registered Global Notes issued in respect of any Tranche is intended to be held under the NSS, the applicable Pricing Supplement will indicate whether or not such Registered Global Notes are intended to be held in a manner which would allow Eurosystem eligibility. Any indication that the Registered Global Notes are to be so held does not necessarily mean that the Notes of the relevant Tranche will be recognised as eligible collateral for Eurosystem monetary policy and intra-day credit operations by the Eurosystem either upon issue or at any time during their life as such recognition depends upon satisfaction of the Eurosystem eligibility criteria. Noteholders should note that whilst the European Central Bank has applied a temporary extension of Eurosystem eligibility to Sterling denominated securities, the effective date for this temporary extension being 9 November 2012, any Registered Global Notes listed on the ISM are not recognised as eligible collateral as the ISM is not on the list of "certain acceptable non-regulated markets" maintained by the European Central Bank. Where Registered Global Notes are recognised as eligible collateral, the Common Safekeeper for Registered Global Notes held under the NSS will either be Euroclear or Clearstream, Luxembourg or another entity approved by Euroclear and Clearstream, Luxembourg.

Payments of principal, interest and any other amount in respect of the Registered Global Notes will, in the absence of provision to the contrary, be made to the person shown on the Register (as defined in Condition 9.4 (*Payments – Payments in respect of Registered Notes*)) as the registered holder of the Registered Global Notes. None of the Issuer, any Paying Agent, the Trustee or the Registrar will have any responsibility or liability for any aspect of the records relating to or payments or deliveries made on account of beneficial ownership interests in the Registered Global Notes or for maintaining, supervising or reviewing any records relating to such beneficial ownership interests.

Payments of principal, interest or any other amount in respect of the Registered Notes in definitive form will, in the absence of provision to the contrary, be made to the persons shown on the Register on the relevant Record Date (as defined in Condition 9.4 (*Payments – Payments in respect of Registered Notes*)) immediately preceding the due date for payment in the manner provided in that Condition.

Interests in a Registered Global Note will be exchangeable (free of charge), in whole but not in part, for definitive Registered Notes without interest coupons or talons attached only upon the occurrence of an Exchange Event. For these purposes, **Exchange Event** means that (i) an Event of Default has occurred and is continuing, (ii) the Issuer has been notified that both Euroclear and Clearstream, Luxembourg have been closed for business for a continuous period of 14 days (other than by reason of holiday, statutory or otherwise) or have announced an intention permanently to cease business or have in fact done so and, in any such case, no successor clearing system satisfactory to the Trustee is available or (iii) the Issuer has or will become subject to adverse tax consequences which would not be suffered were the Notes represented by the Registered Global Note in definitive form and a certificate to that effect signed by two Directors of the Issuer is given to the Trustee. The Issuer will promptly give notice to Noteholders in accordance with Condition 17 (*Notices*) if an Exchange Event occurs. In the event of the occurrence of an Exchange Event, Euroclear and/or Clearstream, Luxembourg or any person acting on their behalf (acting on the instructions of any holder of an interest in such Registered Global Note) or the Trustee may give notice to the Registrar requesting exchange and, in the event of the occurrence of an Exchange Event as described in (iii) above, the Issuer may also give notice to the Registrar requesting exchange. Any such exchange shall occur not later than 10 days after the date of receipt of the first relevant notice by the Registrar.

No beneficial owner of an interest in a Registered Global Note will be able to transfer such interest, except in accordance with the applicable procedures of Euroclear and Clearstream, Luxembourg, in each case to the extent applicable.

General

Pursuant to the Agency Agreement (as defined under "*Terms and Conditions of the Notes*"), the Principal Paying Agent shall arrange that, where a further Tranche of Notes is issued which is intended to form a single Series with an existing Tranche of Notes at a point after the Issue Date of the further Tranche, the Notes of such further Tranche shall be assigned a common code and ISIN which are different from the common code and ISIN assigned to Notes of any other Tranche of the same Series until such time as the Tranches are consolidated and form a single Series, which shall not be prior to the expiry of the distribution compliance period (as defined in Regulation S under the Securities Act) applicable to the Notes of such Tranche.

Any reference herein to Euroclear and/or Clearstream, Luxembourg shall, whenever the context so permits, be deemed to include a reference to any additional or alternative clearing system specified in the applicable Pricing Supplement.

No Noteholder or Couponholder shall be entitled to proceed directly against the Issuer unless the Trustee, having become bound so to proceed, (i) fails so to do within a reasonable period, or (ii) is unable for any reason so to do, and the failure or inability shall be continuing.

The Issuer may agree with any Dealer and the Trustee that Notes may be issued in a form not contemplated by the Terms and Conditions of the Notes, in which event a supplement to this Programme Memorandum or a new Programme Memorandum will be made available which will describe the effect of the agreement reached in relation to such Notes.

APPLICABLE PRICING SUPPLEMENT

Set out below is the form of Pricing Supplement which will be completed for each Tranche of Notes issued under the Programme.

[PROHIBITION OF SALES TO EEA RETAIL INVESTORS – The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area (**EEA**). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of Directive 2014/65/EU (as amended, **MiFID II**); or (ii) a customer within the meaning of Directive (EU) 2016/97 (the **Insurance Distribution Directive**), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II; or (iii) not a qualified investor as defined in Regulation (EU) 2017/1129 (the **Prospectus Regulation**). Consequently no key information document required by Regulation (EU) No 1286/2014 (as amended, the **PRIIPs Regulation**) for offering or selling the Notes or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the EEA may be unlawful under the PRIIPs Regulation.]¹

[PROHIBITION OF SALES TO UK RETAIL INVESTORS – The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the United Kingdom (**UK**). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client, as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 (**EUWA**); or (ii) a customer within the meaning of the provisions of the FSMA and any rules or regulations made under the FSMA to implement Directive (EU) 2016/97, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the EUWA; or (iii) not a qualified investor as defined in Article 2 of Regulation (EU) 2017/1129 as it forms part of domestic law by virtue of the EUWA. Consequently no key information document required by Regulation (EU) No 1286/2014 as it forms part of domestic law by virtue of the EUWA (the **UK PRIIPs Regulation**) for offering or selling the Notes or otherwise making them available to retail investors in the UK has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the UK may be unlawful under the UK PRIIPs Regulation.]²

[MiFID II product governance / Professional investors and ECPs only target market – Solely for the purposes of [the/each] manufacturer's product approval process, the target market assessment in respect of the Notes has led to the conclusion that: (i) the target market for the Notes is eligible counterparties and professional clients only, each as defined in MiFID II; and (ii) all channels for distribution of the Notes to eligible counterparties and professional clients are appropriate. [*Consider any negative target market*]. Any person subsequently offering, selling or recommending the Notes (a **distributor**) should take into consideration the manufacturer['s/s'] target market assessment; however, a distributor subject to MiFID II is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the manufacturer['s/s'] target market assessment) and determining appropriate distribution channels.]

[UK MiFIR product governance / Professional investors and ECPs only target market – Solely for the purposes of [the/each] manufacturer's product approval process, the target market assessment in respect of the Notes has led to the conclusion that: (i) the target market for the Notes is eligible counterparties, as defined in the FCA Handbook Conduct of Business Sourcebook (**COBS**), and professional clients, as defined in Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the European Union (Withdrawal)

¹ Legend to be included on front of the Pricing Supplement if the Notes potentially constitute "packaged" products and no key information document will be prepared or the issuer wishes to prohibit offers to EEA retail investors for any other reason, in which case the selling restriction should be specified to be "Applicable". The legend will always be included on the front of the Pricing Supplement if the Notes are to be admitted to trading on the London Stock Exchange's International Securities Market.

² Legend to be included on the front of the Pricing Supplement if the Notes potentially constitute "packaged" products and no key information document will be prepared in the UK or the issuer wishes to prohibit offers to UK retail investors for any other reason, in which case the selling restriction should be specified to be "Applicable". The legend will always be included on the front of the Pricing Supplement if the Notes are to be admitted to trading on the London Stock Exchange's International Securities Market.

Act 2018 (**UK MiFIR**); and (ii) all channels for distribution of the Notes to eligible counterparties and professional clients are appropriate. [*Consider any negative target market*]. Any person subsequently offering, selling or recommending the Notes (a **distributor**) should take into consideration the manufacturer['s/s'] target market assessment; however, a distributor subject to the FCA Handbook Product Intervention and Product Governance Sourcebook (the **UK MiFIR Product Governance Rules**) is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the manufacturer['s/s'] target market assessment) and determining appropriate distribution channels.]

[**Notification under Section 309B(1)(c) of the Securities and Futures Act 2001 of Singapore, as modified or amended from time to time (the SFA)** - [*To insert notice if classification of the Notes is not "prescribed capital markets products", pursuant to Section 309B of the SFA or Excluded Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products)*]³.

[Date]

MORhomes PLC

Legal entity identifier (LEI): 213800YN2RFMRU87SB68

**Issue of [Aggregate Nominal Amount of Tranche] [Title of Notes]
under the £5,000,000,000
Secured Euro Medium Term Note Programme**

PART A – CONTRACTUAL TERMS

This document constitutes the Pricing Supplement for the Notes described herein. This document must be read in conjunction with the Programme Memorandum dated [date] [as supplemented by the supplement[s] dated [date] [and [date]]] (the **Programme Memorandum**). Full information on the Issuer and the offer of the Notes is only available on the basis of the combination of this Pricing Supplement and the Programme Memorandum. The Programme Memorandum has been published on [*Issuer's/financial Intermediaries'/stock exchange's*] website.

Terms used herein shall be deemed to be defined as such for the purposes of the Conditions (the **Conditions**) set forth in the Programme Memorandum [dated [*original date*] [and the supplement dated [date]]] [and the supplement[s] to it dated [date] [and [date]]] incorporated by reference in the Programme Memorandum.]

Include whichever of the following apply or specify as "Not Applicable". Note that the numbering should remain as set out below, even if "Not Applicable" is indicated for individual paragraphs or subparagraphs (in which case the sub-paragraphs of the paragraphs which are not applicable can be deleted). Italics denote directions for completing the Pricing Supplement.

If the Notes have a maturity of less than one year from the date of their issue, the minimum denomination must be £100,000.

1. (a) Series Number: []
- (b) Tranche Number: []

³ Relevant Dealer(s) to consider whether it / they have received the necessary product classification from the Issuer prior to the launch of the offer, pursuant to Section 309B of the SFA.

- (c) Date on which the Notes will be consolidated and form a single Series: [The Notes will be consolidated and form a single Series with *[identify earlier Tranches]* on [the Issue Date/the date that is 40 days after the Issue Date/exchange of the Temporary Global Note for interests in the Permanent Global Note, as referred to in paragraph 11 below, which is expected to occur on or about *[date]*][Not Applicable]
2. Aggregate Nominal Amount:
- (a) Series: []
- (b) Tranche: []
3. Issue Price: [] per cent. of the Aggregate Nominal Amount [plus accrued interest from *[insert date]* (if applicable)]
4. (a) Specified Denominations: £[]
- (N.B. Notes must have a minimum denomination in Sterling equivalent to €100,000)*
- (Note – where multiple Bearer denominations above the Sterling equivalent of €100,000 are being used the following sample wording should be followed:*
- "£[100,000] and integral multiples of £[1,000] in excess thereof up to and including £[199,000]. No Notes in definitive form will be issued with a denomination above £[199,000].")*
- (b) Calculation Amount for Notes in definitive form (and in relation to Notes in global form see Conditions): []
- (If only one Specified Denomination, insert the Specified Denomination. If more than one Specified Denomination, insert the highest common factor. Note: There must be a common factor in the case of two or more Specified Denominations.)*
5. (a) Issue Date: []
- (b) Interest Commencement Date: [*specify*/Issue Date]
6. (a) Legal Maturity Date: []
- (b) Expected Maturity Date: []
7. Date(s) [Board] approval for issuance of Notes obtained: [[] [and []], respectively]][Not Applicable]

(N.B. Only relevant where Board (or similar) authorisation is required for the particular tranche of Notes)

PROVISIONS RELATING TO INTEREST PAYABLE

8. (a) Rate(s) of Interest: [] per cent. per annum payable in arrear on each Interest Payment Date
- (b) Interest Payment Date(s): [] [and []] in each year up to and including the Legal Maturity Date
(Amend appropriately in the case of irregular coupons)
- (c) Coupon Amount(s) for Notes in definitive form (and in relation to Notes in global form see Conditions): [] per Calculation Amount
- (d) Broken Amount(s) for Notes in definitive form (and in relation to Notes in global form see Conditions): [[] per Calculation Amount, payable on the Interest Payment Date falling [in/on] []][Not Applicable]
- (e) Day Count Fraction: [Actual/Actual (ICMA)][Actual/365 (Fixed)][Actual/365 (Sterling)]
- (f) Determination Date(s): [[] [and []] in each year][Not Applicable]
(Only relevant where Day Count Fraction is Actual/Actual (ICMA). In such a case, insert regular interest payment dates, ignoring issue date or legal maturity date in the case of a long or short first or last coupon)

PROVISIONS RELATING TO REDEMPTION

9. Issuer Call: [Applicable/Not Applicable]
(If not applicable, delete the remaining subparagraphs of this paragraph)
- (b) Optional Redemption Date(s): []
- (c) Optional Redemption Amount: [In relation to each Note, [] per cent. of its nominal amount][Modified Spens Amount]
- [For the purposes of calculating the Modified Spens Amount, the definition of “Gross Redemption Yield” in the Conditions shall be deemed deleted and replaced with the following:
- “**Gross Redemption Yield** means a yield calculated by the Nominated Financial Adviser on the basis set out by the United Kingdom Debt Management Office in the paper “Formulae for Calculating Gilt

Prices from Yields" page 4, Section One: Price/Yield Formulae (Conventional Gilts) (published 8 June, 1998 and updated on 15 January 2002, 16 March 2005 and 18 December 2024) (as amended or supplemented from time to time).”]

(d) If Modified Spens Amount is applicable:

(i) Benchmark Gilt: []

(ii) Spens Margin: [] per cent.

(e) If redeemable in part:

(i) Minimum Redemption Amount: []

(ii) Maximum Redemption Amount: []

(f) Notice periods:

(i) Minimum period: [15] days

(ii) Maximum period: [30] days

(N.B. When setting notice periods, the Issuer is advised to consider the practicalities of distribution of information through intermediaries, for example, clearing systems (which require a minimum of 5 clearing system business days' notice for a call) and custodians, as well as any other notice requirements which may apply, for example, as between the Issuer and the Trustee.)

10. Redemption following an Associated Loan default:

(a) Minimum notice period: [15] days

(b) Maximum notice period: [30] days

GENERAL PROVISIONS APPLICABLE TO THE NOTES

11. Form of Notes:

(a) Form: [Bearer Notes:

[Temporary Global Note exchangeable for a Permanent Global Note which is exchangeable for Definitive Notes upon an Exchange Event]

[Temporary Global Note exchangeable for Definitive Notes on and after the Exchange Date]

[Permanent Global Note exchangeable for Definitive Notes upon an Exchange Event]]

[Registered Notes:

[Global Note registered in the name of a nominee for a common depositary for Euroclear and Clearstream, Luxembourg/a common safekeeper for Euroclear and Clearstream, Luxembourg]]

(N.B. The option for an issue of Notes to be represented on issue by a Temporary Global Note exchangeable for Definitive Notes should not be expressed to be applicable if the Specified Denomination of the Notes in paragraph 4 includes language substantially to the following effect: "£[100,000] and integral multiples of £[1,000] in excess thereof up to and including £[199,000].".)

(b) New Global Note:

[Yes][No]

12. Talons for future Coupons to be attached to Definitive Notes:

[Yes, as the Notes have more than 27 coupon payments, Talons may be required if, on exchange into definitive form, more than 27 coupon payments are still to be made][No]

[THIRD PARTY INFORMATION

[[*Relevant third party information*] has been extracted from [*specify source*]. The Issuer confirms that such information has been accurately reproduced and that, so far as it is aware and is able to ascertain from information published by [*specify source*], no facts have been omitted which would render the reproduced information inaccurate or misleading.]

Signed on behalf of MORhomes PLC:

By:

Duly authorised

PART B – OTHER INFORMATION

1. LISTING AND ADMISSION TO TRADING

(a) Listing and Admission to trading: [Application has been made by the Issuer (or on its behalf) for the Notes to be admitted to trading on [the London Stock Exchange plc's International Securities Market] with effect from [].]

[Application is expected to be made by the Issuer (or on its behalf) for the Notes to be admitted to trading on [the London Stock Exchange's International Securities Market] with effect from [].]

(Where documenting a fungible issue need to indicate that original Notes are already admitted to trading.)

(b) Estimate of total expenses related to admission to trading: []

2. RATINGS

Ratings: [The Notes to be issued [[have been]/[are expected to be]] rated]/[The following ratings reflect ratings assigned to Notes of this type issued under the Programme generally]:

[insert details]] by [insert the legal name of the relevant credit rating agency entity(ies) and associated defined terms].

(The above disclosure should reflect the rating allocated to Notes of the type being issued under the Programme generally or, where the issue has been specifically rated, that rating.)

3. INTERESTS OF NATURAL AND LEGAL PERSONS INVOLVED IN THE ISSUE

[Save for the fees [of *[insert relevant fee disclosure]*] payable to the [Managers/Dealers], so far as the Issuer is aware, no person involved in the issue of the Notes has an interest material to the offer. The [Managers/Dealers] and their affiliates have engaged, and may in the future engage, in investment banking and/or commercial banking transactions with, and may perform other services for, the Issuer and its affiliates in the ordinary course of business. - *Amend as appropriate if there are other interests]*

4. YIELD

Indication of yield: []

The yield is calculated at the Issue Date on the basis of the Issue Price. It is not an indication of future yield.

5. OPERATIONAL INFORMATION

- (a) ISIN: []
- (b) Common Code: []
- (c) CFI: [[See/[[include code], as updated, as set out on] the website of the Association of National Numbering Agencies (ANNA) or alternatively sourced from the responsible National Numbering Agency that assigned the ISIN/Not Applicable/Not Available]
- (d) FISN: [[[See/[[include code], as updated, as set out on] the website of the Association of National Numbering Agencies (ANNA) or alternatively sourced from the responsible National Numbering Agency that assigned the ISIN/Not Applicable/Not Available]
- (e) Any clearing system(s) other than Euroclear and Clearstream, Luxembourg and the relevant identification number(s): [Not Applicable/give name(s) and number(s)]
- (f) Delivery: Delivery [against/free of] payment
- (g) Names and addresses of additional Paying Agent(s) (if any): []
- (h) Use of proceeds: *[give details if additional to the “Use of Proceeds” section in the Programme Memorandum]*
- (i) Social Bonds or Sustainable Bonds: Yes – *[specify which]*
 - (i) Reviewer(s): *[Name of relevant rating agencies and name of third party assurance agent, if any and details of compliance opinion(s) and availability]*
 - (ii) Date of Second Party Opinion(s): *[give details]*

- (j) Intended to be held in a manner which would allow Eurosystem eligibility:
- [Yes. Note that the designation "yes" simply means that the Notes are intended upon issue to be deposited with one of the ICSDs as common safekeeper[, and registered in the name of a nominee of one of the ICSDs acting as common safekeeper] *[include this text for Registered Notes which are to be held under the NSS]* and does not necessarily mean that the Notes will be recognised as eligible collateral for Eurosystem monetary policy and intra day credit operations by the Eurosystem either upon issue or at any or all times during their life. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met.]/
- [No. Whilst the designation is specified as "no" at the date of these Pricing Supplement, should the Eurosystem eligibility criteria be amended in the future such that the Notes are capable of meeting them the Notes may then be deposited with one of the ICSDs as common safekeeper[, and registered in the name of a nominee of one of the ICSDs acting as common safekeeper] *[include this text for Registered Notes]*. Note that this does not necessarily mean that the Notes will then be recognised as eligible collateral for Eurosystem monetary policy and intra day credit operations by the Eurosystem at any time during their life. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met.]

6. DISTRIBUTION

- (a) Method of distribution: [Syndicated/Non-syndicated]
- (b) If syndicated, names of Managers: [Not Applicable/*give names*]
- (c) Stabilisation Manager(s) (if any): [Not Applicable/*give name*]
- (d) If non-syndicated, name of relevant Dealer: [Not Applicable/*give name*]
- (e) U.S. Selling Restrictions: [Reg. S Compliance Category [1][2]; TEFRA D/TEFRA C/TEFRA not applicable]
- (f) Prohibition of Sales to EEA Retail Investors: [Applicable/Not Applicable]
- (If the Notes clearly do not constitute "packaged" products or the Notes do constitute "packaged" products and a key information document will be prepared in the EEA, "Not Applicable" should be specified. If the Notes may constitute "packaged" products and no key information document will be*

prepared, "Applicable" should be specified. If the Notes are admitted to trading on the London Stock Exchange's International Securities Market, "Applicable" shall be specified.))

- (g) Prohibition of Sales to UK Retail Investors: [Applicable/Not Applicable]

(If the Notes clearly do not constitute "packaged" products or the Notes do constitute "packaged" products and a key information document will be prepared in the UK, "Not Applicable" should be specified. If the Notes may constitute "packaged" products and no key information document will be prepared, "Applicable" should be specified.)

TERMS AND CONDITIONS OF THE NOTES

The following (other than any footnotes in italics) are the Terms and Conditions of the Notes which will be incorporated by reference into each Global Note (as defined below) and each definitive Note, in the latter case only if permitted by the relevant stock exchange or other relevant authority (if any) and agreed by the Issuer and the relevant Dealer at the time of issue but, if not so permitted and agreed, such definitive Note will have endorsed thereon or attached thereto such Terms and Conditions. The applicable Pricing Supplement (or the relevant provisions thereof) will be endorsed upon, or attached to, each Global Note and definitive Note. Reference should be made to "Applicable Pricing Supplement" for a description of the content of Pricing Supplement which will specify which of such terms are to apply in relation to the relevant Notes.

This Note is one of a Series (as defined below) of Senior Notes (as defined below) issued by MORhomes PLC (the **Issuer**) constituted and secured by a Trust Deed (such Trust Deed as modified and/or supplemented and/or restated from time to time, the **Trust Deed**) dated 11 January 2019 made between the Issuer and The Law Debenture Trust Corporation p.l.c. (the **Trustee**, which expression shall include any successor as Trustee).

References herein to the **Notes** shall be references to the Senior Notes of this Series and shall mean:

- (a) in relation to any Notes represented by a global Note (a **Global Note**), units of each Specified Denomination in Sterling;
- (b) any Global Note; and
- (c) any definitive Notes in bearer form (**Bearer Notes**) issued in exchange for a Global Note in bearer form; and
- (d) any definitive Notes in registered form (**Registered Notes**) (whether or not issued in exchange for a Global Note in registered form).

The Notes and the Coupons (as defined below) have the benefit of an amended and restated Agency Agreement (such Agency Agreement as amended and/or supplemented and/or replaced and/or restated from time to time, the **Agency Agreement**) dated 11 January 2021 and made between the Issuer, the Trustee, The Bank of New York Mellon, London Branch as issuing and principal paying agent (the **Principal Paying Agent**, which expression shall include any successor principal paying agent) and the other paying agents named therein (together with the Principal Paying Agent, the **Paying Agents**, which expression shall include any additional or successor paying agents), The Bank of New York Mellon SA/NV, Luxembourg Branch as registrar (the **Registrar**, which expression shall include any successor registrar) and a transfer agent and the other transfer agents named therein (together with the Registrar, the **Transfer Agents**, which expression shall include any additional or successor transfer agents). The Principal Paying Agent, the Registrar, the Paying Agents and the other Transfer Agents are together referred to as the **Agents**.

The final terms for this Note (or the relevant provisions thereof) are set out in Part A of the Pricing Supplement attached to or endorsed on this Note which supplement these Terms and Conditions (the **Conditions**). References to the **applicable Pricing Supplement** are, unless otherwise stated, to Part A of the Pricing Supplement (or the relevant provisions thereof) attached to or endorsed on this Note.

Interest bearing definitive Bearer Notes have interest coupons (**Coupons**) and, in the case of Bearer Notes which, when issued in definitive form, have more than 27 interest payments remaining, talons for further Coupons (**Talons**) attached on issue. Any reference herein to Coupons or coupons shall, unless the context otherwise requires, be deemed to include a reference to Talons or talons. Registered Notes and Global Notes do not have Coupons or Talons attached on issue.

Any reference to **Noteholders** or **holders** in relation to any Notes shall mean (in the case of Bearer Notes) the holders of the Notes and (in the case of Registered Notes) the persons in whose name the Notes are registered

and shall, in relation to any Notes represented by a Global Note, be construed as provided below. Any reference herein to **Couponholders** shall mean the holders of the Coupons and shall, unless the context otherwise requires, include the holders of the Talons. The Trustee acts for the benefit of the Noteholders (which expression shall mean (in the case of Bearer Notes) the holders of the Notes and (in the case of Registered Notes) the persons in whose name the Notes are registered and shall, in relation to any Notes represented by a Global Note, be construed as provided below) and the holders of the Coupons (the **Couponholders**, which expression shall, unless the context otherwise requires, include the holders of the Talons), in accordance with the provisions of the Trust Deed.

As used herein, **Tranche** means Senior Notes which are identical in all respects (including as to listing and admission to trading) and **Series** means a Tranche of Senior Notes together with any further Tranche or Tranches of Senior Notes which (a) are expressed to be consolidated and form a single series and (b) have the same terms and conditions or terms and conditions which are the same in all respects save for the amount and date of the first payment of interest thereon and the date from which interest starts to accrue.

Copies of the Trust Deed, the Agency Agreement and each Liquidity Facility Agreement (as defined below) (if any) are available for inspection during normal business hours at the registered office for the time being of the Trustee being at 11 January 2021 at 8th Floor, 100 Bishopsgate, London EC2N 4AG¹ and at the specified office of each of the Paying Agents. If the Notes are to be admitted to trading on the London Stock Exchange's International Securities Market, the applicable Pricing Supplement will be published on the website of the London Stock Exchange through a regulatory information service or published in any other manner permitted by the International Securities Market Rulebook effective as of 25 February 2019 (as may be modified and/or supplemented and/or restated from time to time). The Noteholders and the Couponholders are deemed to have notice of, and are entitled to the benefit of, all the provisions of the Trust Deed, the Agency Agreement, each Liquidity Facility Agreement (if any) and the applicable Pricing Supplement which are applicable to them. The statements in these Conditions include summaries of, and are subject to, the detailed provisions of the Trust Deed and the Agency Agreement.

Words and expressions defined in the Trust Deed or the Agency Agreement or used in the applicable Pricing Supplement shall have the same meanings where used in these Conditions unless the context otherwise requires or unless otherwise stated and provided that, in the event of inconsistency between the Trust Deed and the Agency Agreement, the Trust Deed will prevail and, in the event of inconsistency between the Trust Deed or the Agency Agreement and the applicable Pricing Supplement, the applicable Pricing Supplement will prevail.

1. DEFINITIONS

For the purposes of these Conditions:

Associated Loan means, in respect of a Series of Senior Notes, each loan to a Borrower financed (in whole or in part) by the proceeds of issuance of such Senior Notes and (to the extent that any such loan has been prepaid (in whole or in part) prior to its maturity date) each other loan to a Borrower which the Issuer has entered into as a replacement therefor, in each case as shown in the list of Associated Loans maintained and made publicly available by the Issuer pursuant to Condition 7(j) (*Covenants*);

Available Issuer Receipts means all amounts from time to time received or held, and available for use, by the Issuer (including, for the avoidance of doubt, amounts that have been retained by the Issuer as reserves) other than Available Liquidity Receipts;

Available Liquidity Receipts means all amounts from time to time received or held, and available for use, by the Issuer as a result of making a Liquidity Facility Drawing;

¹ This continues to be the case as at the date of this Programme Memorandum.

Borrowers means each Direct RP Borrower and each Finance Subsidiary Borrower;

Capital Percentage Test has the meaning set out in Condition 7 (*Covenants*);

Chargeholders means the Trustee and any Second Floating Chargeholder and **Chargeholder** means any of them;

Corporate Services Agreement means any corporate services agreement entered into from time to time between the Issuer and a Corporate Services Provider, pursuant to which the Corporate Services Provider provides corporate management, filing or administration services to the Issuer;

Corporate Services Provider means a corporate service provider appointed by the Issuer from time to time pursuant to any Corporate Services Agreement;

Credit Analyst means Edison Investment Research Limited or any successor or replacement credit analyst appointed from time to time under the Credit Analyst Agreement;

Credit Analyst Agreement means the memorandum of understanding dated 1 May 2018 between the Issuer and the Credit Analyst (as the same may be amended and/or supplemented and/or restated and/or novated and/or replaced and/or substituted from time to time);

Current means, in relation to payments on the Second Secured Debt, that all payments on the Second Secured Debt that at the relevant time have become due, or would otherwise have become due but for the provisions of the Pre-enforcement Priority of Payments, have been paid in full;

Dealers means Banco Santander, S.A., Barclays Bank PLC, Citigroup Global Markets Limited, J.P. Morgan Securities plc, Merrill Lynch International, Morgan Stanley & Co. International plc, NatWest Markets Plc and Nomura International plc and any other dealers appointed in accordance with the Programme Agreement from time to time;

Direct RP Borrower means an RP that borrows the proceeds of an issue of a Series of Notes pursuant to an Associated Loan;

Early Redemption Amount means, in relation to each Note, 100 per cent. of its nominal amount;

Enforcing Chargeholder means each Chargeholder to the extent that it is enforcing its Floating Charge;

Final Redemption Amount means, in relation to each Note, 100 per cent. of its nominal amount;

Finance Subsidiary Borrower means a finance subsidiary undertaking of the parent entity within a group that borrows the proceeds of an issue of a Series of Notes pursuant to an Associated Loan and on-lends such funds pursuant to intra-group loan agreements to one or more RPs;

First Floating Charge has the meaning set out in Condition 5 (*Security*);

Floating Charges means the First Floating Charge and any Second Secured Debt Floating Charge and **Floating Charge** means any of them;

Indirect RP Borrower means an RP that borrows funds from a Finance Subsidiary Borrower pursuant to an intra-group loan agreement that, in turn, borrows the proceeds of an issue of a Series of Notes pursuant to an Associated Loan;

Issuer Expenses means all costs, charges, fees, liabilities and expenses due and payable by the Issuer other than: (a) principal and interest (including any gross-up amounts), commitment fees and all other amounts due and payable to the Liquidity Facility Providers under the Liquidity Facility Agreements; (b) principal and interest due and payable on the Senior Notes; (c) amounts due and payable on the Second Secured Debt (either to the holders of the Second Secured Debt or to the Second Secured Debt Guarantor in accordance with the Pre-enforcement Priority of Payments or the Enforcement Priority of Payments, as the case may be) and the Subordinated Debt; and (d) any dividends or other distributions and/or gift aid payments;

Lending Level means the lending level attributed to each RP Borrower by the Issuer as part of the Issuer's credit processes in respect of each RP Borrower;

Liquidity Facility Agreement means a liquidity facility agreement (if any) entered into between the Issuer and a Liquidity Facility Provider (as the same may be amended and/or supplemented and/or restated from time to time) allowing the Issuer to make drawings up to a maximum aggregate principal amount specified therein for the purpose of meeting any shortfall in the amount of funds available to the Issuer to pay Issuer Expenses, principal, interest, commitment fees and all other amounts due and unpaid to each Liquidity Facility Provider under each liquidity facility agreement (if any), or interest on the Senior Notes or the Second Secured Debt in accordance with the Pre-enforcement Priority of Payments;

Liquidity Facility Drawing means a drawing by the Issuer under a Liquidity Facility Agreement;

Liquidity Facility Provider means, in relation to a Liquidity Facility Agreement, the bank or other entity entering into such Liquidity Facility Agreement as liquidity facility provider;

Loan Agreement means each loan to a Borrower financed (in whole or in part) by the proceeds of issuance of Senior Notes and (to the extent that any such loan has been prepaid (in whole or in part) prior to its maturity date) each other loan to a Borrower which the Issuer has entered into as a replacement therefor;

Minimum Lending Terms means the set of minimum terms required to be included in the Issuer's loans to Borrowers, as set out in the Trust Deed relating to the Senior Notes or (subject to the requirements of Condition 7(j) and (k) (*Covenants*)) as may subsequently be amended at the discretion of the Issuer;

Programme Agreement means the amended and restated Programme Agreement dated 11 January 2021 between the Issuer and the Dealers (as the same may be amended and/or supplemented and/or restated from time to time);

Rating Agencies means any internationally recognised rating agency or agencies which has or have assigned a rating to any of the Senior Notes at the request of the Issuer (or, in each case, any successor to its rating business);

RPs means (i) Registered Providers of Social Housing incorporated in England, Registered Social Landlords incorporated in Wales and Registered Housing Associations incorporated in Northern Ireland and (ii) (if and to the extent that each Rating Agency has confirmed to the Issuer that the lending by the Issuer to such institutions will not result in its then existing rating of the Senior Notes being adversely affected) institutions in other jurisdictions performing similar functions (as determined by the Issuer in its sole discretion);

RP Borrowers means each Direct RP Borrower and each Indirect RP Borrower;

Scheduled Payment Date means any date on which (i) a payment is due (or, but for the provisions of the Pre-enforcement Priority of Payments, would be due) pursuant to a Liquidity Facility Agreement (if any), the Senior Notes, the Second Secured Debt or the Subordinated Debt or (ii) a dividend or other distribution to the Issuer's shareholders is (or is intended to be) declared, paid or made;

Second Secured Debt Floating Charge means any floating charge granted to secure the Second Secured Debt in accordance with these Conditions and any person to whom such floating charge is granted being a **Second Floating Chargeholder**;

Second Secured Debt means indebtedness (whether under loan agreements or in the form of debt securities) from time to time incurred by the Issuer and for the time being outstanding, which has the benefit of one or more floating charges ranking behind the First Floating Charge and which is expressed to rank in point of priority junior to the Senior Notes but ahead of the Subordinated Debt;

Second Secured Debt Guarantee means (if any) a guarantee of the Issuer's payment obligations in respect of the Second Secured Debt by the Second Secured Debt Guarantor, whether by way of a guarantee, indemnity, agreement to purchase the Second Secured Debt from the holders from time to time of the Second Secured Debt upon a default by the Issuer in respect of the Second Secured Debt (or other similar arrangement) or otherwise;

Second Secured Debt Guarantor means a party (if any) which has agreed to provide a Second Secured Debt Guarantee;

Senior Issuer Expenses means all fees, costs, charges, expenses and liabilities then due and payable by the Issuer to the Agents under the Agency Agreement, the Credit Analyst under the Credit Analyst Agreement, any Corporate Services Provider under any Corporate Services Agreement;

Senior Note Buffer Amount Test has the meaning set out in Condition 7(d) (*Covenants*);

Senior Notes means notes, of any series, issued by the Issuer pursuant to the Trust Deed and for the time being outstanding;

Shareholders Funds means the aggregate of the share capital, share premium and reserves of the Issuer (in each case on an unconsolidated basis and as set out in its latest published audited accounts) as adjusted to reflect any changes in the share capital, share premium and reserves of the Issuer from time to time.

Subordinated Debt means indebtedness (whether under loan agreements or in the form of debt securities, and including without limitation indebtedness that is conditionally convertible into shares) from time to time incurred by the Issuer and for the time being outstanding and which is expressed to rank in point of priority junior to the Senior Notes and the Second Secured Debt; and

Total Secured Debt means the amount of the unconsolidated gross liabilities of the Issuer in respect of which a security interest has been granted, as derived from its latest published audited balance sheet, but adjusted for subsequent events in such manner as the Directors of the Issuer may determine.

2. FORM, DENOMINATION AND TITLE

The Notes are in bearer form or in registered form as specified in the applicable Pricing Supplement and, in the case of definitive Notes, serially numbered, denominated in Sterling and in the denominations (the **Specified Denomination(s)**) specified in the applicable Pricing Supplement. Notes of one Specified Denomination may not be exchanged for Notes of another Specified Denomination and Bearer Notes may not be exchanged for Registered Notes and *vice versa*.

Definitive Bearer Notes are issued with Coupons attached.

Subject as set out below, title to the Bearer Notes and Coupons will pass by delivery and title to the Registered Notes will pass upon registration of transfers in accordance with the provisions of the Agency Agreement. The Issuer, the Trustee and any Agent will (except as otherwise required by law) deem and treat the bearer of any Bearer Note or Coupon and the registered holder of any Registered Note as the absolute owner thereof (whether or not overdue and notwithstanding any notice of ownership or writing thereon or notice of any previous loss or theft thereof) for all purposes but, in the case of any Global Note, without prejudice to the provisions set out in the next succeeding paragraph.

For so long as any of the Notes is represented by a Global Note held on behalf of Euroclear Bank SA/NV (**Euroclear**) and/or Clearstream Banking, S.A. (**Clearstream, Luxembourg**), each person (other than Euroclear or Clearstream, Luxembourg) who is for the time being shown in the records of Euroclear or of Clearstream, Luxembourg as the holder of a particular nominal amount of such Notes (in which regard any certificate or other document issued by Euroclear or Clearstream, Luxembourg as to the nominal amount of such Notes standing to the account of any person shall be conclusive and binding for all purposes save in the case of manifest error) shall be treated by the Issuer, the Trustee and the Agents as the holder of such nominal amount of such Notes for all purposes other than with respect to the payment of principal or interest on such nominal amount of such Notes, for which purpose the bearer of the relevant Bearer Global Note or the registered holder of the relevant Registered Global Note shall be treated by the Issuer, the Trustee and any Agent as the holder of such nominal amount of such Notes in accordance with and subject to the terms of the relevant Global Note and the expressions **Noteholder** and **holder of Notes** and related expressions shall be construed accordingly.

In determining whether a particular person is entitled to a particular nominal amount of Notes as aforesaid, the Trustee may rely on such evidence and/or information and/or certification as it shall, in its absolute discretion, think fit and, if it does so rely, such evidence and/or information and/or certification shall, in the absence of manifest error, be conclusive and binding on all concerned.

Notes which are represented by a Global Note will be transferable only in accordance with the rules and procedures for the time being of Euroclear or Clearstream, Luxembourg, as the case may be. References to Euroclear and/or Clearstream, Luxembourg shall, whenever the context so permits, be deemed to include a reference to any additional or alternative clearing system specified in Part B of the applicable Pricing Supplement.

3. TRANSFERS OF REGISTERED NOTES

3.1 Transfers of interests in Registered Global Notes

Transfers of beneficial interests in Registered Global Notes will be effected by Euroclear or Clearstream, Luxembourg, as the case may be, and, in turn, by other participants and, if appropriate, indirect participants in such clearing systems acting on behalf of transferors and transferees of such interests. A beneficial interest in a Registered Global Note will, subject to compliance with all applicable legal and regulatory restrictions, be transferable for Notes in definitive form or for a beneficial interest in another Registered Global Note of the same series only in the authorised denominations set out in the applicable Pricing Supplement and only in accordance with the rules and operating procedures for the time being of Euroclear or Clearstream, Luxembourg, as the case may be, and in accordance with the terms and conditions specified in the Trust Deed and the Agency Agreement.

3.2 Transfers of Registered Notes in definitive form

Subject as provided in Condition 3.3, upon the terms and subject to the conditions set forth in the Trust Deed and the Agency Agreement, a Registered Note in definitive form may be transferred in whole or in part (in the authorised denominations set out in the applicable Pricing Supplement). In order to effect any such transfer (a) the holder or holders must (i) surrender the Registered Note for registration of the transfer of the Registered Note (or the relevant part of the Registered Note) at the specified office of any Transfer Agent, with the form of transfer thereon duly executed by the holder or holders thereof or its or their attorney or attorneys duly authorised in writing and (ii) complete and deposit such other certifications as may be required by the relevant Transfer Agent and (b) the relevant Transfer Agent must, after due and careful enquiry, be satisfied with the documents of title and the identity of the person making the request. Any such transfer will be subject to such reasonable regulations as the Issuer, the Trustee and the Registrar may from time to time prescribe (the initial such regulations being set out in Schedule 1 to the Agency Agreement). Subject as provided above, the relevant Transfer Agent will, within three business days (being for this purpose a day on which banks are open for business in the city where the specified office of the relevant Transfer Agent is located) of the request (or such longer period as may be required to comply with any applicable fiscal or other laws or regulations), authenticate and deliver, or procure the authentication and delivery of, at its specified office to the transferee or (at the risk of the transferee) send by uninsured mail, to such address as the transferee may request, a new Registered Note in definitive form of a like aggregate nominal amount to the Registered Note (or the relevant part of the Registered Note) transferred. In the case of the transfer of part only of a Registered Note in definitive form, a new Registered Note in definitive form in respect of the balance of the Registered Note not transferred will be so authenticated and delivered or (at the risk of the transferor) sent to the transferor.

3.3 Registration of transfer upon partial redemption

In the event of a partial redemption of Notes under Condition 10 (*Redemption and Purchase*), the Issuer shall not be required to register the transfer of any Registered Note, or part of a Registered Note, called for partial redemption.

3.4 Costs of registration

Noteholders will not be required to bear the costs and expenses of effecting any registration of transfer as provided above, except for any costs or expenses of delivery other than by regular uninsured mail and except that the Issuer may require the payment of a sum sufficient to cover any stamp duty, tax or other governmental charge that may be imposed in relation to the registration.

4. STATUS OF THE NOTES

The Notes and any relative Coupons are direct, unconditional, unsubordinated and secured obligations of the Issuer and rank *pari passu* among themselves.

5. SECURITY

The Issuer's obligations in respect of all Senior Notes are secured under the Trust Deed by a first floating charge (the **First Floating Charge**) over the whole of the assets and undertaking of the Issuer (other than, *inter alia*, the money representing paid up ordinary share capital of the Issuer) which will become enforceable upon (a) any of the Senior Notes becoming due and repayable pursuant to Condition 13 (*Events of Default and Enforcement*); (b) any failure for any reason of the Issuer to pay interest or principal on any of the Senior Notes when due; (c) formal notice being given of an intention to appoint an administrator in relation to the Issuer; or (d) an application being made to, or a petition being lodged or documents being filed, with the court for administration in relation to the Issuer. All

Senior Notes shall rank *pari passu* under the First Floating Charge (but without prejudice to Condition 7(m) (*Covenants*)).

6. ORDER OF PAYMENTS

6.1 Pre-enforcement Priority of Payments

Prior to the Notes having become due and repayable in full and the First Floating Charge being enforced as described in Condition 13 (*Events of Default and Enforcement*) and subject as provided in the Trust Deed, on each Scheduled Payment Date up to and including the date on which the Notes are redeemed in full, the Issuer shall apply the Available Issuer Receipts and (in the case of items (a) to (c) below and payments of interest on the Second Secured Debt pursuant to item (e) below) Available Liquidity Receipts (if any) in the order set out below (the **Pre-enforcement Priority of Payments**):

- (a) to the payment of any due and unpaid Issuer Expenses;
- (b) to the payment of any principal and interest (including any gross-up amounts), commitment fees and all other amounts due and unpaid to each Liquidity Facility Provider under each Liquidity Facility Agreement (if any);
- (c) to the payment, on a *pari passu* and *pro rata* basis, of any interest due and payable on the Senior Notes;
- (d) to the payment, on a *pari passu* and *pro rata* basis, of any principal due and payable on the Senior Notes;
- (e) subject to the Senior Note Buffer Amount Test and the Capital Percentage Test being satisfied in respect of such payment(s), to the payment of sums due and payable on the Second Secured Debt and the Subordinated Debt in accordance with their terms (including, without limitation, as to the order of such payments amongst themselves), provided that in respect of any payment of sums due and payable in respect of the Second Secured Debt, payment shall be made by the Issuer to the holders of the Second Secured Debt or, if and to the extent that the Second Secured Debt Guarantor has paid such holders pursuant to a Second Secured Debt Guarantee and all payments on the Second Secured Debt are Current, to the Second Secured Debt Guarantor, irrespective of whether the rights of the Second Secured Debt Guarantor to such payment arise (contractually or otherwise) from subrogation, a counter-indemnity, a reimbursement obligation or otherwise;
- (f) subject to the Senior Note Buffer Amount Test and the Capital Percentage Test being satisfied in respect of such payment(s), in payment of dividends and/or gift aid payments as the Issuer may determine; and
- (g) as to any balance, in the accumulation of reserves.

6.2 Payments of Issuer Expenses other than on a Scheduled Payment Date

Notwithstanding the terms of Condition 6.1, the Issuer may also apply Available Issuer Receipts to the payment of any due and unpaid Issuer Expenses on any day other than a Scheduled Payment Date.

6.3 Enforcement Priority of Payments

The Trust Deed requires that all monies received by or on behalf of the Trustee following enforcement with respect to any of the Senior Notes and/or the First Floating Charge shall be applied according to the following priority (the **Enforcement Priority of Payments**):

- (a) to the payment of the fees, costs, charges, expenses and liabilities incurred by any Enforcing Chargeholder, any appointee of any such Enforcing Chargeholder or any receiver in connection with the enforcement of security;
- (b) to the payment, on a *pari passu* and *pro rata* basis, of any other unpaid fees, expenses and liabilities of each Chargeholder or any appointee thereof (including, but not limited to, all amounts payable to such Chargeholder or any appointee thereof under the Trust Deed or other document creating a Second Secured Debt Floating Charge (as applicable));
- (c) to the payment of any due but unpaid Senior Issuer Expenses;
- (d) to the payment of any principal and interest (including any gross-up amounts), commitment fees and all other amounts due but unpaid to each Liquidity Facility Provider under each Liquidity Facility Agreement (if any);
- (e) to the payment, on a *pari passu* and *pro rata* basis, of any due but unpaid interest on the Senior Notes;
- (f) to the payment, on a *pari passu* and *pro rata* basis, of the principal due and payable on the Senior Notes; and
- (g) in respect of any remaining balance, to the Issuer for application towards payment of sums (if any) due and payable on the Second Secured Debt (including payments to the Second Secured Debt Guarantor) and any other due but unpaid Issuer Expenses and/or the Subordinated Debt in accordance with their terms (including, without limitation, as to the order of such payments amongst themselves).

7. COVENANTS

So long as any of the Notes remains outstanding (as defined in the Trust Deed), the Issuer covenants that, except to the extent that the Trustee otherwise consents in writing, it will:

- (a) not elect to redeem, repay, repurchase or otherwise acquire any Second Secured Debt or Subordinated Debt or any of its shares (of any class), declare, pay or make any dividend or other distribution to its shareholders or make any gift aid payment (i) unless and to the extent that immediately thereafter there will remain outstanding Second Secured Debt, Subordinated Debt, share capital and accumulated reserves with an aggregate outstanding principal amount at least equal to 5 per cent. of the aggregate outstanding principal amount of all Senior Notes or such greater or lesser percentage of the aggregate outstanding principal amount of all Senior Notes as is required from time to time to ensure that the then existing rating assigned by each Rating Agency of the Senior Notes is not adversely affected (the **Capital Percentage Test**) and (ii) in any event (notwithstanding that the Capital Percentage Test may be satisfied) if using, in whole or in part, funds received from any Liquidity Facility Drawing;
- (b) not declare, pay or make any dividend or other distribution to its shareholders or make any gift aid payment if an event of default or potential event of default under any Loan Agreement has occurred and is continuing;
- (c) not declare, pay or make any dividend or other distribution to its shareholders or make any gift aid payment or make any distribution to holders of Subordinated Debt if the Issuer has made, and not repaid, a Liquidity Facility Drawing;
- (d) (other than in a winding up of the Issuer) not make any payment on or in respect of (including a purchase of) Second Secured Debt or Subordinated Debt, declare, pay or make any dividend

or other distribution to its shareholders, make any other payment in respect of (including a purchase of) any of its shares (of any class) or make any gift aid payment, except in each case to the extent that the Issuer determines, in good faith and in a commercially reasonable manner, that immediately thereafter (assuming compliance by the Issuer with this Condition 7 and without double counting) the sum of (i) the Available Liquidity Receipts; (ii) any other amounts capable of being drawn as Liquidity Facility Drawings at such time (and which the Issuer determines would, if left undrawn, be capable of continuing to be drawn during the following 12 months); and (iii) the Available Issuer Receipts then held by it or which it reasonably expects to receive during the following 12 months, are (in aggregate) expected to be sufficient to cover in full all amounts referred to in items 6.1(a) to (d) of the Pre-enforcement Priority of Payments falling due during such 12-month period (the **Senior Note Buffer Amount Test**);

- (e) not incur any indebtedness except (i) Issuer Expenses, (ii) pursuant to one or more Liquidity Facility Agreements (if any), (iii) in the form of Senior Notes, Second Secured Debt or Subordinated Debt, or (iv) in another form if and to the extent that the Issuer is satisfied that such incurrence will not result in the then existing rating of the Senior Notes being adversely affected (and, if applicable, the requirements of paragraphs (m) and (n) below are satisfied);
- (f) not create or permit to subsist any security over any of its assets, except (i) further floating charges in accordance with paragraph (m) below and (ii) a Second Secured Debt Floating Charge, where such security trustee has entered into an intercreditor agreement or otherwise agreed, to the satisfaction of the Trustee, to the effect that (x) such Second Secured Debt Floating Charge ranks after the First Floating Charge and (y) notwithstanding that such Second Secured Debt Floating Charge may have become enforceable in accordance with the terms of a document which creates such Second Secured Debt Floating Charge, such chargee(s) will not, without the prior written consent of the Trustee, take any steps to enforce such Second Secured Debt Floating Charge until (A) the satisfaction of a Second Secured Debt Enforcement Condition or (B) at any time after the Trustee has commenced enforcement of the First Floating Charge in accordance with the terms of the Trust Deed.

For the purposes of this Condition 7(f):

- (i) **Second Secured Debt Enforcement Condition** shall be satisfied if any one of the following conditions are met:
 - (A) if the First Floating Charge has continued to be enforceable for a continuous period of at least two years but has not been enforced in accordance with the terms of the Trust Deed; or
 - (B) the expiry of three months after the later to occur of:
 - (I) the first date (the **Shortfall Date**) on which an amount of Second Secured Debt Deferred Interest has remained unpaid in respect of any Second Secured Debt for a continuous period of at least two years (whether or not such Second Secured Debt Deferred Interest would originally have been due on the same date but for the relevant Deferral), provided that there continues to be Second Secured Debt Deferred Interest in respect of such Second Secured Debt from the Shortfall Date to (and including) the time of the enforcement of the Second Secured Debt Floating Charge; and

- (II) an Event of Default which is continuing unremedied at the time of enforcement of the Second Secured Debt Floating Charge (but, for the avoidance of doubt, irrespective of whether or not waived); or
 - (C) the Trustee has consented to the enforcement of the Second Secured Debt Floating Charge by the Second Floating Chargeholder; and
- (ii) **Second Secured Debt Deferred Interest** means, in respect of any Second Secured Debt, interest on such Second Secured Debt which the Issuer did not pay on its due date as permitted in accordance with the terms of such Second Secured Debt (any such non-payment being a **Deferral**);
- (g) not engage in any activity other than: (i) carry out (either directly or through one or more subsidiaries) the business of a company which has as its purpose raising finance and on-lending such finance for the benefit of Borrowers; and (ii) perform any act considered by the Issuer to be incidental to or necessary in connection with (i) above (including, for the avoidance of doubt, managing the assets of such Borrowers if considered appropriate by the Issuer for the protection of its exposure);
- (h) not to enter into any derivative contracts, save for any "back to back" derivative contracts for the purposes of hedging liabilities under any Senior Notes or Liquidity Facility Agreements against receipts under Loan Agreements or other assets of the Issuer;
- (i) not issue any Senior Notes unless: (i) the Issuer is satisfied that such issuance will not result in the then existing rating of the Senior Notes being adversely affected; (ii) the Issuer has positive Shareholders Funds at such time; and (iii) such Senior Notes are denominated in Sterling and bear interest at a fixed rate (but, for the avoidance of doubt, without prejudice to the ability of the Issuer to issue notes in accordance with paragraph (m) below other than pursuant to the Trust Deed which rank *pari passu* with the Senior Notes and are denominated in a currency other than Sterling). A report as to the Shareholders Funds of the Issuer by two Directors of the Issuer shall, in the absence of manifest error, be treated and accepted by the Issuer, the Trustee and the Noteholders as correct and sufficient evidence thereof;
- (j) maintain accurate, complete and up-to-date lists of (i) the Associated Loans (including, without limitation, details of (A) the Series of Senior Notes with which each Associated Loan is associated for the purposes of Condition 10.3 (*Redemption and Purchase – Redemption following an Associated Loan default*), (B) the identity of the Borrower in respect of each Associated Loan and (C) details of a website on which each Borrower's audited annual financial statements for the two most recent financial years, together with the audit report thereon by such Borrower's independent auditors, may be obtained) and (ii) the Liquidity Facility Agreements (if any), and (without prejudice to its listing obligations) make such lists, and the then current Minimum Lending Terms, publicly available at all times;
- (k) not: (i) lend to any Borrower on terms less onerous to such Borrower or less beneficial to the Issuer than the then current Minimum Lending Terms; (ii) agree to any modification, abrogation, waiver or release in respect of the obligations of a Borrower under any loan made to it if such modification, abrogation, waiver or release would have the effect of making the terms of such loan less onerous to the Borrower or less beneficial to the Issuer than the then current Minimum Lending Terms, other than on a temporary basis (where "temporary" may not exceed six months); or (iii) amend the Minimum Lending Terms, in each case, except to the extent that the Issuer is satisfied that its then existing rating of the Senior Notes will not be adversely affected;

- (l) not issue or incur any Second Secured Debt or Subordinated Debt except on terms that (i) payments in respect thereof may be deferred or cancelled in the circumstances where such payments are not permitted under the Pre-enforcement Priority of Payments and (ii) the creditors thereunder agree that they will not be entitled to take any steps for the winding up or administration of the Issuer while any of the Senior Notes remain outstanding except with the consent of the Trustee;
- (m) not issue any securities or incur other indebtedness ranking senior to or *pari passu* with the Senior Notes (other than the Liquidity Facility Agreements (if any)), except that the Issuer may issue notes ranking *pari passu* with the Senior Notes and denominated in a currency other than Sterling (and enter into (x) liquidity facility agreements in relation thereto on terms substantially similar to the Liquidity Facility Agreements and (y) currency swaps in relation to the amounts due under such notes and liquidity facility agreements) provided that:
 - (i) the Issuer is satisfied that such issuance will not result in the then existing rating of the Senior Notes being adversely affected; and
 - (ii) appropriate modifications are made to the terms of the Senior Notes and the Trust Deed to enable (x) such notes (and the associated currency swaps) to have the benefit of a floating charge ranking *pari passu* with the First Floating Charge and to be subject to the same restrictions under the covenants of the Issuer, *mutatis mutandis*, as the Senior Notes and (y) amounts payable under such notes, liquidity facility agreements and currency swaps to rank *pari passu* with the amounts payable under the Senior Notes or the Liquidity Facility Agreement (if any) (as the case may be) in accordance with the Pre-enforcement Priority of Payments and the Enforcement Priority of Payments (and, accordingly, to be excluded from the definition of Issuer Expenses) (and the Trustee is authorised and instructed to and shall agree to such modifications, upon request by and at the expense of the Issuer, without the consent of holders of the Senior Notes, provided that the Trustee has received a certificate signed by two directors of the Issuer to the effect that the modifications give effect to such notes (and the associated currency swaps) having the benefit of a floating charge ranking *pari passu* with the First Floating Charge in accordance with this Condition 7(m)(ii));
- (n) not issue or incur any Second Secured Debt or Subordinated Debt in a currency other than Sterling unless:
 - (i) each Rating Agency has confirmed to the Issuer that such issue or incurrence will not result in its then existing rating of the Senior Notes being adversely affected; and
 - (ii) appropriate modifications are made to the terms of the Senior Notes and the Trust Deed to ensure that any associated currency swaps rank junior to the Senior Notes under the Pre-enforcement Priority of Payments and the Enforcement Priority of Payments (and, accordingly, are excluded from the definition of Issuer Expenses) (and the Trustee is authorised and instructed to agree such modifications, upon request by the Issuer, without the consent of the holders of the Senior Notes);
- (o) deliver to the Trustee the following:
 - (i) within four months of its most recent financial year-end, a copy of its audited financial statements for such financial year, together with the audit report thereon by the Issuer's independent auditors;
 - (ii) at the same time as delivering the audited financial statements for each financial year to the Trustee, a certificate signed by two directors of the Issuer confirming

compliance with each of the covenants contained in this Condition 7 or describing a breach and detailing the action being taken to remedy such breach;

- (iii) within three months of the end of the first half of each financial year, a copy of its unaudited interim financial statements as at, and for the period ending on, the end of such period; and
 - (iv) forthwith upon the Issuer entering into a Liquidity Facility Agreement (if any), a copy of such Liquidity Facility Agreement.
- (p) make publicly available (which may include being made available on the Issuer's website) at all times the following:
- (i) within four months of its most recent financial year-end, a copy of its audited financial statements for such financial year, together with the audit report thereon by the Issuer's independent auditors;
 - (ii) within three months of the end of the first half of each financial year, a copy of its unaudited interim financial statements as at, and for the period ending on, the end of such period; and
 - (iii) within 30 days of the end of each financial quarter, an analysis of the portfolio of Loan Agreements, including, *inter alia*:
 - (A) the proportion and number of Loan Agreements attributed to each Lending Level as at the end of such financial quarter;
 - (B) the aggregate principal amount of the Loan Agreements outstanding in respect of which the relevant RP Borrower has yet to charge security over certain of its properties to satisfy the asset cover test specified in the relevant Loan Agreement as at the end of such financial quarter;
 - (C) in respect of the Loan Agreements, any early loan repayments made during such financial quarter or notified to the Issuer during such financial quarter and to be made following the end of such financial quarter;
 - (D) the aggregate amount of arrears, if any, in relation to the Loan Agreements as at the end of such financial quarter; and
 - (E) the amount of the Liquidity Facility Drawing (if any) as at the end of such financial quarter.

8. INTEREST

8.1 Interest on the Notes

The applicable Pricing Supplement contains provisions applicable to the determination of interest and must be read in conjunction with this Condition 8.1 for full information on the manner in which interest is calculated on the Notes. In particular, the applicable Pricing Supplement will specify the Interest Commencement Date, the Rate(s) of Interest, the Interest Payment Date(s), the Legal Maturity Date, the Expected Maturity Date, the Coupon Amount, any applicable Broken Amount, the Calculation Amount, the Day Count Fraction and any applicable Determination Date.

Each Note bears interest from (and including) the Interest Commencement Date at the rate(s) per annum equal to the Rate(s) of Interest. Interest will be payable in arrear on the Interest Payment Date(s) in each year up to (and including) the Legal Maturity Date.

If the Notes are in definitive form, except as provided in the applicable Pricing Supplement, the amount of interest payable on each Interest Payment Date in respect of the Interest Period ending on (but excluding) such date will amount to the Coupon Amount. Payments of interest on any Interest Payment Date will, if so specified in the applicable Pricing Supplement, amount to the Broken Amount so specified.

As used in the Conditions, **Interest Period** means the period from (and including) an Interest Payment Date (or the Interest Commencement Date) to (but excluding) the next (or first) Interest Payment Date.

Except in the case of Notes in definitive form where an applicable Coupon Amount or Broken Amount is specified in the applicable Pricing Supplement, interest shall be calculated in respect of any period by applying the Rate of Interest to:

- (a) in the case of Notes which are (i) represented by a Global Note or (ii) Registered Notes in definitive form, the aggregate outstanding nominal amount of (A) the Notes represented by such Global Note or (B) such Registered Notes; or
- (b) in the case of Notes in definitive form, the Calculation Amount;

and, in each case, multiplying such sum by the applicable Day Count Fraction. The resultant figure (including after application of any Broken Amount, as applicable, to the aggregate outstanding nominal amount of Notes which are Registered Notes in definitive form or the Calculation Amount in the case of Notes which are Bearer Notes in definitive form) shall be rounded to the nearest sub-unit of the relevant Specified Currency, half of any such sub-unit being rounded upwards or otherwise in accordance with applicable market convention.

Where the Specified Denomination of a Note which is a Bearer Note in definitive form is a multiple of the Calculation Amount, the amount of interest payable in respect of such Note shall be the product of the amount (determined in the manner provided above) for the Calculation Amount and the amount by which the Calculation Amount is multiplied to reach the Specified Denomination, without any further rounding.

Day Count Fraction means, in respect of the calculation of an amount of interest in accordance with this Condition 8.1:

- (a) if "Actual/Actual (ICMA)" is specified in the applicable Pricing Supplement:
 - (i) in the case of Notes where the number of days in the relevant period from (and including) the most recent Interest Payment Date (or, if none, the Interest Commencement Date) to (but excluding) the relevant payment date (the **Accrual Period**) is equal to or shorter than the Determination Period during which the Accrual Period ends, the number of days in such Accrual Period divided by the product of (1) the number of days in such Determination Period and (2) the number of Determination Dates (as specified in the applicable Pricing Supplement) that would occur in one calendar year; or
 - (ii) in the case of Notes where the Accrual Period is longer than the Determination Period during which the Accrual Period ends, the sum of:

- (A) the number of days in such Accrual Period falling in the Determination Period in which the Accrual Period begins divided by the product of (x) the number of days in such Determination Period and (y) the number of Determination Dates that would occur in one calendar year; and
 - (B) the number of days in such Accrual Period falling in the next Determination Period divided by the product of (x) the number of days in such Determination Period and (y) the number of Determination Dates that would occur in one calendar year;
- (b) if "Actual/365 (Fixed)" is specified in the applicable Pricing Supplement, the number of days in the period from (and including) the most recent Interest Payment Date (or, if none, the Interest Commencement Date) to (but excluding) the relevant payment date divided by 365; and
- (c) if "Actual/365 (Sterling)" is specified in the applicable Pricing Supplement, the number of days in the period from (and including) the most recent Interest Payment Date (or, if none, the Interest Commencement Date) to (but excluding) the relevant payment date divided by 365 or, in the case of an Interest Payment Date falling in a leap year, 366.

In these Conditions:

Determination Period means each period from (and including) a Determination Date to (but excluding) the next Determination Date (including, where either the Interest Commencement Date or the final Interest Payment Date is not a Determination Date, the period commencing on the first Determination Date prior to, and ending on the first Determination Date falling after, such date).

8.2 Accrual of interest

Each Note will cease to bear interest from the date for its redemption unless payment of principal is improperly withheld or refused or default is otherwise made in the payment thereof. In such event, interest will continue to accrue as provided in the Trust Deed.

9. PAYMENTS

9.1 Method of payment

Subject as provided below, payments will be made by credit or transfer to a Sterling account maintained by the payee with a bank in London.

Payments will be subject in all cases to (i) any fiscal or other laws and regulations applicable thereto in the place of payment and (ii) any withholding or deduction required pursuant to an agreement described in Section 1471(b) of the U.S. Internal Revenue Code of 1986 (the **Code**) or otherwise imposed pursuant to Sections 1471 through 1474 of the Code, any regulations or agreements thereunder, any official interpretations thereof, or any law implementing an intergovernmental approach thereto.

9.2 Presentation of definitive Bearer Notes and Coupons

Payments of principal in respect of definitive Bearer Notes will (subject as provided below) be made in the manner provided in Condition 9.1 (*Payments – Method of payment*) only against presentation and surrender (or, in the case of part payment of any sum due, endorsement) of definitive Bearer Notes, and payments of interest in respect of definitive Bearer Notes will (subject as provided below) be made as aforesaid only against presentation and surrender (or, in the case of part payment of any sum due,

endorsement) of Coupons, in each case at the specified office of any Paying Agent outside the United States (which expression, as used herein, means the United States of America (including the States and the District of Columbia and its possessions)).

Notes in definitive bearer form (other than Long Maturity Notes (as defined below)) should be presented for payment together with all unmatured Coupons appertaining thereto (which expression shall for this purpose include Coupons falling to be issued on exchange of matured Talons), failing which the amount of any missing unmatured Coupon (or, in the case of payment not being made in full, the same proportion of the amount of such missing unmatured Coupon as the sum so paid bears to the sum due) will be deducted from the sum due for payment. Each amount of principal so deducted will be paid in the manner mentioned above against surrender of the relative missing Coupon at any time before the expiry of 10 years after the Relevant Date (as defined in Condition 12 (*Prescription*)) in respect of such principal (whether or not such Coupon would otherwise have become void under Condition 12 (*Prescription*)) or, if later, five years from the date on which such Coupon would otherwise have become due, but in no event thereafter.

Upon any Note in definitive bearer form becoming due and repayable prior to its Legal Maturity Date, all unmatured Talons (if any) appertaining thereto will become void and no further Coupons will be issued in respect thereof.

Upon the date on which any Long Maturity Note in definitive form becomes due and repayable, unmatured Coupons and Talons (if any) relating thereto (whether or not attached) shall become void and no payment or, as the case may be, exchange for further Coupons shall be made in respect thereof. A **Long Maturity Note** is, in relation to any date, a Note on which the aggregate amount of interest remaining to be paid after that date (other than interest represented by Talons which have not been exchanged for further Coupons) is more than the principal amount of such Note.

If the due date for redemption of any definitive Bearer Note is not an Interest Payment Date, interest (if any) accrued in respect of such Note from (and including) the preceding Interest Payment Date or, as the case may be, the Interest Commencement Date shall be payable only against surrender of the relevant definitive Bearer Note.

9.3 Payments in respect of Bearer Global Notes

Payments of principal and interest (if any) in respect of Notes represented by any Global Note in bearer form will (subject as provided below) be made in the manner specified above in relation to definitive Bearer Notes or otherwise in the manner specified in the relevant Global Note, where applicable against presentation or surrender, as the case may be, of such Global Note at the specified office of any Paying Agent outside the United States. A record of each payment made, distinguishing between any payment of principal and any payment of interest, will be made either on such Global Note by the Paying Agent to which it was presented or in the records of Euroclear and Clearstream, Luxembourg, as applicable.

9.4 Payments in respect of Registered Notes

Payments of principal in respect of each Registered Note (whether or not in global form) will be made against presentation and surrender (or, in the case of part payment of any sum due, endorsement) of the Registered Note at the specified office of the Registrar or any of the Paying Agents. Such payments will be made by transfer to the Designated Account (as defined below) of the holder (or the first named of joint holders) of the Registered Note appearing in the register of holders of the Registered Notes maintained by the Registrar (the **Register**) (i) where in global form, at the close of the business day (being for this purpose a day on which Euroclear and Clearstream, Luxembourg are open for business) before the relevant due date, and (ii) where in definitive form, at the close of business on the third business day (being for this purpose a day on which banks are open for business in the city where the

specified office of the Registrar is located) before the relevant due date. For these purposes, **Designated Account** means the account maintained by a holder with a Designated Bank and identified as such in the Register and **Designated Bank** a bank in London.

Payments of interest in respect of each Registered Note (whether or not in global form) will be made by transfer on the due date to the Designated Account of the holder (or the first named of joint holders) of the Registered Note appearing in the Register (i) where in global form, at the close of the business day (being for this purpose a day on which Euroclear and Clearstream, Luxembourg are open for business) before the relevant due date, and (ii) where in definitive form, at the close of business on the fifteenth day (whether or not such fifteenth day is a business day) before the relevant due date (the **Record Date**). Payment of the interest due in respect of each Registered Note on redemption will be made in the same manner as payment of the principal amount of such Registered Note.

No commissions or expenses shall be charged to the holders by the Registrar in respect of any payments of principal or interest in respect of Registered Notes.

None of the Issuer, the Trustee or the Agents will have any responsibility or liability for any aspect of the records relating to, or payments made on account of, beneficial ownership interests in the Registered Global Notes or for maintaining, supervising or reviewing any records relating to such beneficial ownership interests.

9.5 General provisions applicable to payments

The holder of a Global Note shall be the only person entitled to receive payments in respect of Notes represented by such Global Note and the Issuer will be discharged by payment to, or to the order of, the holder of such Global Note in respect of each amount so paid. Each of the persons shown in the records of Euroclear or Clearstream, Luxembourg as the beneficial holder of a particular nominal amount of Notes represented by such Global Note must look solely to Euroclear or Clearstream, Luxembourg, as the case may be, for its share of each payment so made by the Issuer to, or to the order of, the holder of such Global Note.

9.6 Payment Day

If the date for payment of any amount in respect of any Note or Coupon is not a Payment Day, the holder thereof shall not be entitled to payment until the next following Payment Day in the relevant place and shall not be entitled to further interest or other payment in respect of such delay.

For these purposes, **Payment Day** means any day which (subject to Condition 12 (*Prescription*)) is a day on which commercial banks and foreign exchange markets settle payments and are open for general business (including dealing in foreign exchange and foreign currency deposits) in London and, in the case of Notes in definitive form only, in the relevant place of presentation.

9.7 Interpretation of principal

Any reference in the Conditions to principal in respect of the Notes shall be deemed to include, as applicable:

- (a) the Final Redemption Amount of the Notes;
- (b) the Early Redemption Amount of the Notes;
- (c) the Optional Redemption Amount(s) (if any) of the Notes; and

- (d) any premium and any other amounts (other than interest) which may be payable by the Issuer under or in respect of the Notes.

10. REDEMPTION AND PURCHASE

10.1 Redemption at maturity

Unless previously redeemed or purchased and cancelled as specified below, each Note will be redeemed by the Issuer in accordance with the Pre-enforcement Priority of Payments at its Final Redemption Amount in Sterling on each date on which the Issuer determines, in good faith, that it has available to it sufficient Available Issuer Receipts in the period from and including the Expected Maturity Date to and including the Legal Maturity Date, until redemption and payment in full of all amounts (including principal and interest) payable in respect of the Notes. All interest accrued on the Notes will be paid in accordance with the Pre-Enforcement Priority of Payments on each Interest Payment Date to and including the Legal Maturity Date, until redemption and payment in full of all amounts (including principal and interest) payable in respect of the Notes.

All outstanding Notes not redeemed in full prior to the Legal Maturity Date will be redeemed by the Issuer in accordance with the Pre-enforcement Priority of Payments in full on the Legal Maturity Date, together with interest accrued to (but excluding) the Legal Maturity Date.

The Issuer will give notice to the Noteholders in accordance with Condition 17 (*Notices*) at least 5 London business days prior to each date of payment pursuant to this Condition 10.1 of the relevant amounts to be paid on such payment date.

10.2 Redemption at the option of the Issuer (Issuer Call)

If Issuer Call is specified as being applicable in the applicable Pricing Supplement, the Issuer may, having given not less than the minimum period nor more than the maximum period of notice specified in the applicable Pricing Supplement to the Noteholders in accordance with Condition 17 (*Notices*) (which notice shall be irrevocable and shall specify the date fixed for redemption), redeem all or some only of the Notes then outstanding on any Optional Redemption Date and at the Optional Redemption Amount(s) specified in the applicable Pricing Supplement together, if appropriate, with interest accrued to (but excluding) the relevant Optional Redemption Date. Any such redemption must be of a nominal amount not less than the Minimum Redemption Amount and not more than the Maximum Redemption Amount, in each case as may be specified in the applicable Pricing Supplement.

The Optional Redemption Amount will either be the specified percentage of the nominal amount of the Notes stated in the applicable Pricing Supplement or, if Modified Spens Amount is specified in the applicable Pricing Supplement, the higher of the following:

- (i) par; and
- (ii) the amount (as calculated by a financial adviser nominated by the Issuer and approved by the Trustee (the **Nominated Financial Adviser**) and reported in writing to the Issuer and the Trustee) which is equal to the principal amount of the Notes to be redeemed multiplied by the price (expressed as a percentage and calculated by the Nominated Financial Adviser) (rounded to three decimal places (0.0005 being rounded upwards)) at which the Gross Redemption Yield on the Notes (if the Notes were to remain outstanding until their Legal Maturity Date) on the Determination Date would be equal to the sum of (i) the Gross Redemption Yield at 3.00pm (London time) on the Determination Date of the Benchmark Gilt (determined by reference to the middle market price) and (ii) the Spens Margin specified in the applicable Pricing Supplement,

together with any interest accrued up to (but excluding) the date of redemption.

For the purposes of this Condition:

Benchmark Gilt means the gilt specified as such in the applicable Pricing Supplement or such other conventional (i.e. not index-linked) UK Government Gilt as the Issuer (with the advice of the Nominated Financial Adviser) may determine to be the most appropriate benchmark conventional UK Government Gilt;

Determination Date means two Business Days prior to the dispatch of the notice of redemption; and

Gross Redemption Yield means a yield calculated by the Nominated Financial Adviser on the basis set out by the United Kingdom Debt Management Office in the paper "*Formulae for Calculating Gilt Prices from Yields*" page 5, Section One: Price/Yield Formulae (Conventional Gilts; Double-dated and Undated Gilts with Assumed (or Actual) Redemption on a Quasi-Coupon Date) (published on 8 June 1998 and updated on 15 January 2002 and 16 March 2005) (as amended or supplemented from time to time).²

10.3 Redemption following an Associated Loan default

If an Associated Loan relating to the Notes is repaid in whole or in part prior to its scheduled repayment date as a result of a default thereunder by a Borrower, the Issuer may redeem all or some only of the Notes then outstanding, at the Early Redemption Amount, in an aggregate nominal amount not exceeding the principal amount of the Associated Loan so repaid, together, if appropriate, with interest accrued to (but excluding) the redemption date. Notice of such redemption (which notice shall be irrevocable and shall specify the date fixed for redemption) shall be given by the Issuer to the Noteholders in accordance with Condition 17 (*Notices*) not less than the minimum number of days nor more than the maximum number of days specified in the applicable Pricing Supplement.

10.4 Partial redemption

In the case of a partial redemption of Notes, the Notes to be redeemed (**Redeemed Notes**) will (i) in the case of Redeemed Notes represented by definitive Notes, be selected individually by lot, not more than 30 days prior to the date fixed for redemption and (ii) in the case of Redeemed Notes represented by a Global Note, be selected in accordance with the rules of Euroclear and/or Clearstream, Luxembourg, (to be reflected in the records of Euroclear and Clearstream, Luxembourg as either a pool factor or a reduction in nominal amount, at their discretion). In the case of Redeemed Notes represented by definitive Notes, a list of the serial numbers of such Redeemed Notes will be published in accordance with Condition 17 (*Notices*) not less than 15 days prior to the date fixed for redemption.

10.5 Purchases

The Issuer may at any time purchase Notes (provided that, in the case of definitive Bearer Notes, all unmatured Coupons and Talons appertaining thereto are purchased therewith) at any price in the open market or otherwise. Such Notes may be held, resold or, at the option of the Issuer, surrendered to any Paying Agent and/or the Registrar for cancellation.

10.6 Cancellation

All Notes which are redeemed in full will forthwith be cancelled (together with all unmatured Coupons and Talons attached thereto or surrendered therewith at the time of redemption). All Notes so cancelled and any Notes purchased and cancelled pursuant to Condition 10.5 (*Redemption and*

² With respect to the "Gross Redemption Yield", please see paragraph 9(c) in Part A of the relevant Pricing Supplement.

Purchase – Purchases) (together with all unmatured Coupons and Talons cancelled therewith) shall be forwarded to the Principal Paying Agent and cannot be reissued or resold.

11. TAXATION

All payments of principal and interest in respect of the Notes and Coupons by or on behalf of the Issuer will be made without withholding or deduction for or on account of any present or future taxes or duties of whatever nature unless such withholding or deduction is required by law. In such event, the Issuer will not be obliged to pay any additional amounts to Noteholders or Couponholders in respect of any such withholding or deduction. Any such withholding or deduction will not constitute an Event of Default under Condition 13 (*Events of Default and Enforcement*), and will not trigger any obligation by the Issuer to redeem the Notes.

12. PRESCRIPTION

The Notes (whether in bearer or registered form), and Coupons will become void unless claims in respect of principal and/or interest are made within a period of 10 years (in the case of principal) and five years (in the case of interest) after the Relevant Date therefor.

As used herein, the **Relevant Date** means the date on which such payment first becomes due, except that, if the full amount of the moneys payable has not been duly received by the Trustee or the Principal Paying Agent or the Registrar, as the case may be, on or prior to such due date, it means the date on which, the full amount of such moneys having been so received, notice to that effect is duly given to the Noteholders in accordance with Condition 17 (*Notices*).

There shall not be included in any Coupon sheet issued on exchange of a Talon any Coupon the claim for payment in respect of which would be void pursuant to this Condition 12 or Condition 9.2 (*Payments – Presentation of definitive Bearer Notes and Coupons*) or any Talon which would be void pursuant to Condition 9.2 (*Payments – Presentation of definitive Bearer Notes and Coupons*).

13. EVENTS OF DEFAULT AND ENFORCEMENT

13.1 Events of Default

If any Event of Default (as defined below) occurs and is continuing, the Trustee at its discretion may, and if so requested in writing by the holders of at least 25 per cent. in nominal amount of the Notes then outstanding or if so directed by an Extraordinary Resolution shall (subject in each case to being indemnified and/or secured and/or pre-funded to its satisfaction), (but in the case of the happening of any of the events described in paragraphs (b), (c), (d) (in relation to a Material Subsidiary) and (e) to (g) inclusive below, only if the Trustee shall have certified in writing to the Issuer that such event is, in its opinion, materially prejudicial to the interests of the Noteholders), give notice in writing to the Issuer that each Note is, and each Note shall thereupon immediately become, due and repayable at the Early Redemption Amount together with accrued interest as provided in the Trust Deed. Upon the occurrence of an Event of Default, the First Floating Charge shall become enforceable as referred to in Condition 5 (*Security*). Each of the following events (including where applicable the certification of material prejudice by the Trustee as referred to above) is an **Event of Default**:

- (a) default is made in the payment of any principal or interest due in respect of the Notes or any of them and the default continues for a period of 7 days in the case of principal and 14 days in the case of interest; or
- (b) the Issuer fails to perform or observe any of its other obligations under these Conditions or the Trust Deed and (except in any case where, in the opinion of the Trustee, the failure is incapable of remedy when no such continuation or notice as is hereinafter mentioned will be

required) the failure continues for the period of 30 days (or such longer period as the Trustee may permit) next following the service by the Trustee on the Issuer of notice requiring the same to be remedied; or

- (c) the Issuer fails to pay when due any amount of interest or principal in respect of any other Senior Notes (subject to any applicable grace periods or deferral provisions with respect thereto) or the First Floating Charge becomes enforceable in respect of any other Senior Notes; or
- (d) any order is made by any competent court or resolution passed for the winding up or dissolution of the Issuer or any of its Material Subsidiaries, save for the purposes of reorganisation on terms previously approved in writing by the Trustee or by an Extraordinary Resolution; or
- (e) the Issuer or any of its Material Subsidiaries ceases or threatens to cease to carry on the whole or a substantial part of its business, save for the purposes of reorganisation on terms previously approved in writing by the Trustee or by an Extraordinary Resolution, or the Issuer or any of its Material Subsidiaries stops or threatens to stop payment of, or is unable to, or admits inability to, pay, its debts (or any class of its debts) as they fall due, or is deemed unable to pay its debts pursuant to or for the purposes of any applicable law, or is adjudicated or found bankrupt or insolvent; or
- (f) proceedings are initiated against the Issuer or any of its Material Subsidiaries under any applicable liquidation, insolvency, composition, reorganisation or other similar laws, or an application is made (or documents filed with a court) for the appointment of an administrative or other receiver, manager, administrator or other similar official, or an administrative or other receiver, manager, administrator or other similar official is appointed, in relation to the Issuer or any of its Material Subsidiaries or, as the case may be, in relation to the whole or a substantial part of the undertaking or assets of any of them, or an encumbrancer takes possession of the whole or a substantial part of the undertaking or assets of any of them, or a distress, execution, attachment, sequestration or other process is levied, enforced upon, sued out or put in force against the whole or a substantial part of the undertaking or assets of any of them and (ii) in any case (other than the appointment of an administrator) is not discharged within 21 days; or
- (g) the Issuer or any of its Material Subsidiaries initiates or consents to proceedings relating to itself under any applicable liquidation, insolvency, composition, reorganisation or other similar laws (including the obtaining of a moratorium) or makes a conveyance or assignment for the benefit of, or enters into any composition or other arrangement with, its creditors generally (or any class of its creditors) or any meeting is convened to consider a proposal for an arrangement or composition with its creditors generally (or any class of its creditors).

For the purposes of the above, **Material Subsidiary** means a Subsidiary (as defined in the Trust Deed) whose total assets represent at least ten per cent. of the consolidated total assets of the Issuer and its Subsidiaries taken as a whole, all as more particularly defined in the Trust Deed.

13.2 Enforcement

The Trustee may at any time, at its discretion and without notice, take such proceedings and/or other action against the Issuer as it may think fit to enforce the provisions of the Trust Deed, the Notes and the Coupons (including without limitation enforcing the First Floating Charge after it has become enforceable), but it shall not be bound to take any such proceedings or any other action in relation to the Trust Deed, the Notes or the Coupons unless (a) it shall have been so directed by an Extraordinary Resolution or so requested in writing by the holders of at least 25 per cent. in nominal amount of the

Notes then outstanding and (b) it shall have been indemnified and/or secured and/or pre-funded to its satisfaction.

No Noteholder or Couponholder shall be entitled to proceed directly against the Issuer (including without limitation enforcing the First Floating Charge) unless the Trustee, having become bound so to proceed, (i) fails so to do within a reasonable period, or (ii) is unable for any reason so to do, and the failure or inability shall be continuing.

14. REPLACEMENT OF NOTES, COUPONS AND TALONS

Should any Note, Coupon or Talon be lost, stolen, mutilated, defaced or destroyed, it may be replaced at the specified office of the Principal Paying Agent (in the case of Bearer Notes or Coupons) or the Registrar (in the case of Registered Notes) upon payment by the claimant of such costs and expenses as may be incurred in connection therewith and on such terms as to evidence and indemnity as the Issuer may reasonably require. Mutilated or defaced Notes, Coupons or Talons must be surrendered before replacements will be issued.

15. AGENTS

The initial Agents are set out below. If any additional Agents are appointed in connection with the Notes, the names of such Agents will be specified in Part B of the applicable Pricing Supplement.

The Issuer is entitled, with the prior written approval of the Trustee, to vary or terminate the appointment of any Agent and/or appoint additional or other Agents and/or approve any change in the specified office through which any Agent acts, provided that:

- (a) there will at all times be a Principal Paying Agent and Registrar;
- (b) so long as the Notes are listed on any stock exchange or admitted to listing by any other relevant authority, there will at all times be a Paying Agent (in the case of Bearer Notes) and a Transfer Agent (in the case of Registered Notes), which may be the Registrar, with a specified office in such place as may be required by the rules and regulations of the relevant stock exchange or other relevant authority; and
- (c) if at any time (i) any withholding or deduction of any amount for or on account of any taxes or duties upon the Notes or Coupons is required upon the Notes or Coupons being presented for payment in the United Kingdom unless such withholding or deduction is required by law; and (ii) such withholding or deduction would not be required were the Notes or Coupons to be presented for payment outside the United Kingdom, there will at such times be a Paying Agent in a jurisdiction within Europe, other than the United Kingdom.

In acting under the Agency Agreement, the Agents act solely as agents of the Issuer and, in certain circumstances specified therein, of the Trustee and do not assume any obligation to, or relationship of agency or trust with, any Noteholder or Couponholder. The Agency Agreement contains provisions permitting any entity into which any Agent is merged or converted or with which it is consolidated or to which it transfers all or substantially all of its assets to become the successor agent.

16. EXCHANGE OF TALONS

On and after the Interest Payment Date on which the final Coupon comprised in any Coupon sheet matures, the Talon (if any) forming part of such Coupon sheet may be surrendered at the specified office of any Paying Agent in exchange for a further Coupon sheet including (if such further Coupon sheet does not include Coupons to (and including) the final date for the payment of interest due in

respect of the Note to which it appertains) a further Talon, subject to the provisions of Condition 12 (*Prescription*).

17. NOTICES

All notices regarding the Bearer Notes will be deemed to be validly given if published in a leading English language daily newspaper of general circulation in London. It is expected that any such publication in a newspaper will be made in the *Financial Times* in London. The Issuer shall also ensure that notices are duly published in a manner which complies with the rules of any stock exchange or other relevant authority on which the Bearer Notes are for the time being listed or by which they have been admitted to trading including publication on the website of the relevant stock exchange or relevant authority if required by those rules. Any such notice will be deemed to have been given on the date of the first publication or, where required to be published in more than one newspaper, on the date of the first publication in all required newspapers. If publication as provided above is not practicable, a notice will be given in such other manner, and will be deemed to have been given on such date, as the Trustee shall approve.

All notices regarding the Registered Notes will be deemed to be validly given if sent by first class mail or (if posted to an address overseas) by airmail to the holders (or the first named of joint holders) at their respective addresses recorded in the Register and will be deemed to have been given on the fourth day after mailing and, in addition, for so long as any Registered Notes are listed on a stock exchange or are admitted to trading by another relevant authority and the rules of that stock exchange or relevant authority so require, such notice will be published on the website of the relevant stock exchange or relevant authority and/or in a daily newspaper of general circulation in the place or places required by those rules.

Until such time as any definitive Notes are issued, there may, so long as any Global Notes representing the Notes are held in their entirety on behalf of Euroclear and/or Clearstream, Luxembourg, be substituted for such publication in such newspaper(s) or such websites or such mailing the delivery of the relevant notice to Euroclear and/or Clearstream, Luxembourg for communication by them to the holders of the Notes and, in addition, for so long as any Notes are listed on a stock exchange or are admitted to trading by another relevant authority and the rules of that stock exchange or relevant authority so require, such notice will be published on the website of the relevant stock exchange or relevant authority and/or in a daily newspaper of general circulation in the place or places required by those rules. Any such notice shall be deemed to have been given to the holders of the Notes on the day on which the said notice was given to Euroclear and/or Clearstream, Luxembourg.

Notices to be given by any Noteholder shall be in writing and given by lodging the same, together (in the case of any Note in definitive form) with the relative Note or Notes, with the Principal Paying Agent (in the case of Bearer Notes) or the Registrar (in the case of Registered Notes). Whilst any of the Notes are represented by a Global Note, such notice may be given by any holder of a Note to the Principal Paying Agent or the Registrar through Euroclear and/or Clearstream, Luxembourg, as the case may be, in such manner as the Principal Paying Agent, the Registrar and Euroclear and/or Clearstream, Luxembourg, as the case may be, may approve for this purpose.

18. MEETINGS OF NOTEHOLDERS, MODIFICATION AND WAIVER

The Trust Deed contains provisions for convening meetings of the Noteholders to consider any matter affecting their interests, including the sanctioning by Extraordinary Resolution of a modification of the Notes, the Coupons or any of the provisions of the Trust Deed. Such a meeting may be convened by the Issuer or the Trustee and shall be convened by the Issuer if required in writing by Noteholders holding not less than ten per cent. in nominal amount of the Notes for the time being remaining outstanding. The quorum at any such meeting for passing an Extraordinary Resolution is one or more persons holding or representing not less than 50 per cent. in nominal amount of the Notes for the time

being outstanding, or at any adjourned meeting one or more persons being or representing Noteholders whatever the nominal amount of the Notes so held or represented, except that at any meeting the business of which includes the modification of certain provisions of the Notes or the Coupons or the Trust Deed (including modifying the Expected Maturity Date or Legal Maturity Date or any date for payment of interest on the Notes, reducing or cancelling the amount of principal or the rate of interest payable in respect of the Notes, altering the currency of payment of the Notes or the Coupons, altering the priority of the First Floating Charge or any modification of Condition 6 (*Order of Payments*) and/or Condition 7 (*Covenants*)), the quorum shall be one or more persons holding or representing not less than 66 per cent. in nominal amount of the Notes for the time being outstanding, or at any adjourned such meeting one or more persons holding or representing not less than 33 per cent. in nominal amount of the Notes for the time being outstanding. The Trust Deed provides that (i) a resolution passed at a meeting duly convened and held in accordance with the Trust Deed by a majority consisting of not less than 75 per cent. of the votes cast on such resolution, (ii) a resolution in writing signed by or on behalf of the holders of not less than 75 per cent. in nominal amount of the Notes for the time being outstanding or (iii) consent given by way of electronic consents through the relevant clearing system(s) (in a form satisfactory to the Trustee) by or on behalf of the holders of not less than 75 per cent. in nominal amount of the Notes for the time being outstanding, shall, in each case, be effective as an Extraordinary Resolution of the Noteholders. An Extraordinary Resolution passed by the Noteholders will be binding on all the Noteholders, whether or not they are present at any meeting, and whether or not they voted on the resolution, and on all Couponholders. The Trust Deed contains provisions for convening a single meeting of the holders of two or more Series of Senior Notes in certain circumstances.

The Trust Deed contains provisions allowing for modification of Condition 6 (*Order of Payments*) and/or Condition 7 (*Covenants*) in respect of all Series of Notes by a meeting of the holders of all Series of Notes (provided that the relevant Condition(s) (or parts thereof) subject to modification are the same for all Series of Notes prior to such modification and shall be modified in the same manner in respect of all Series of Notes). For the purposes of any such modification in respect of all Series of Notes, the same provisions (including in relation to quorum) as for meetings of the Noteholders of one Series of Notes shall apply, save that all references to **Notes** shall be construed as references to "all Series of Notes" and all references to **Noteholders** or **holders of Notes** shall be construed as references to the "holders of all Series of Notes".

The Trustee may agree, without the consent of the Noteholders or Couponholders (but subject to the prior written consent of each Liquidity Facility Provider (if any) and confirmation from each Rating Agency that its then current rating of the Notes would not be adversely affected), to any modification of, or to the waiver or authorisation of any breach or proposed breach of, any of the provisions of the Notes or the Trust Deed, or determine, without any such consent as aforesaid, that any Event of Default or potential Event of Default shall not be treated as such, where, in any such case, it is not, in the opinion of the Trustee, materially prejudicial to the interests of the Noteholders so to do or may agree, without any such consent as aforesaid, to any modification which is of a formal, minor or technical nature or to correct a manifest error or an error which, in the opinion of the Trustee, is proven. The Trustee is also authorised and instructed to and shall agree, without the consent of the Noteholders or Couponholders, to modifications to the Senior Notes and the Trust Deed in the circumstances, and to the effect, set out in the Conditions 7(l) and (m) (*Covenants*). Any such modification shall be binding on the Noteholders and the Couponholders and if required by the Trustee shall be notified to the Noteholders in accordance with Condition 17 (*Notices*) as soon as practicable thereafter.

In connection with the exercise by it of any of its trusts, powers, authorities and discretions (including, without limitation, any modification, waiver, authorisation or determination), the Trustee shall have regard to the general interests of the Noteholders as a class (but shall not have regard to any interests arising from circumstances particular to individual Noteholders or Couponholders whatever their number) and, in particular but without limitation, shall not have regard to the consequences of any

such exercise for individual Noteholders or Couponholders (whatever their number) resulting from their being for any purpose domiciled or resident in, or otherwise connected with, or subject to the jurisdiction of, any particular territory or any political sub-division thereof and the Trustee shall not be entitled to require, nor shall any Noteholder or Couponholder be entitled to claim, from the Issuer, the Trustee or any other person any indemnification or payment in respect of any tax consequences of any such exercise upon individual Noteholders or Couponholders.

19. INDEMNIFICATION OF THE TRUSTEE AND TRUSTEE CONTRACTING WITH THE ISSUER

The Trust Deed contains provisions for the indemnification of the Trustee and for its relief from responsibility, including provisions relieving it from taking action unless indemnified and/or secured and/or pre-funded to its satisfaction.

The Trust Deed also contains provisions pursuant to which the Trustee is entitled, *inter alia*, (a) to enter into business transactions with the Issuer and to act as trustee for the holders of any other securities issued or guaranteed by, or relating to, the Issuer, any Liquidity Facility Provider, any borrowers from or lenders to the Issuer and their respective subsidiaries or associated companies, or any of them, (b) to exercise and enforce its rights, comply with its obligations and perform its duties under or in relation to any such transactions or, as the case may be, any such trusteeship without regard to the interests of, or consequences for, the Noteholders or Couponholders and (c) to retain and not be liable to account for any profit made or any other amount or benefit received thereby or in connection therewith.

20. FURTHER ISSUES

The Issuer shall be at liberty from time to time without the consent of the Noteholders or the Couponholders (but subject to compliance with the requirements of Condition 7 (*Covenants*)) to create and issue further notes having terms and conditions the same as the Notes or the same in all respects save for the amount and date of the first payment of interest thereon and the date from which interest starts to accrue and so that the same shall be consolidated and form a single Series with the outstanding Notes and rank *pari passu* with, and share the same security as, the Notes.

21. CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999

No person shall have any right to enforce any term or condition of this Note under the Contracts (Rights of Third Parties) Act 1999, but this does not affect any right or remedy of any person which exists or is available apart from that Act.

22. GOVERNING LAW AND SUBMISSION TO JURISDICTION

22.1 Governing law

The Trust Deed, the Agency Agreement, the Notes and the Coupons and any non-contractual obligations arising out of or in connection with the Trust Deed, the Agency Agreement, the Notes and the Coupons are governed by, and construed in accordance with, English law.

22.2 Submission to jurisdiction

- (a) Subject to paragraph (c) below, the English courts have exclusive jurisdiction to settle any dispute arising out of or in connection with the Trust Deed, the Notes and/or the Coupons, including any dispute as to their existence, validity, interpretation, performance, breach or termination or the consequences of their nullity and any dispute relating to any non-contractual obligations arising out of or in connection with the Trust Deed, the Notes and/or the Coupons

- (a **Dispute**) and accordingly each of the Issuer and the Trustee and any Noteholders or Couponholders in relation to any Dispute submits to the exclusive jurisdiction of the English courts.
- (b) For the purposes of this Condition 22.2, the Issuer waives any objection to the English courts on the grounds that they are an inconvenient or inappropriate forum to settle any Dispute.
- (c) To the extent allowed by law, the Trustee, the Noteholders and the Couponholders may, in respect of any Dispute or Disputes, take (i) proceedings in any other court with jurisdiction; and (ii) concurrent proceedings in any number of jurisdictions.

22.3 Other documents

The Issuer has, in the Trust Deed and the Agency Agreement, submitted to the jurisdiction of the English courts.

USE OF PROCEEDS

The net proceeds from each issue of Notes will be advanced by the Issuer to one or more Borrowers under the Loan Agreements.

See further "*Description of the Borrowers and the RP Borrowers*" and "*Description of the Loan Agreements*" below.

Social Bond Framework

The Issuer has established its social bond framework (the **Social Bond Framework**). Under the Social Bond Framework, the Issuer may issue social bonds to finance and/or refinance, in whole or in part, social/affordable housing projects falling within the categories set out in the Social Bond Framework or other activities carried out in support of those projects and the provider's social purpose.

The Social Bond Framework contains four core components:

(a) *Use of proceeds*: the Issuer applies proceeds under the Social Bond Framework to finance or refinance, in part or in full, new and/or existing eligible projects that fall exclusively into the social or affordable housing category as set out in the Social Bond Framework. Depending on the nature of the project, the investment in such eligible projects will provide clear and positive environmental and/or social benefits that contribute towards environmental objectives and/or the delivery of UN Sustainable Development Goals.

(b) *Process for project evaluation and selection*: the Issuer's Socially Responsible Investment Committee (**SRI Committee**) is responsible for the oversight of the Social Bond Framework including to oversee the arrangements established to ensure the Notes remain in alignment with the Social Bond Principles, to oversee the arrangements established to ensure net proceeds are utilised in accordance with the Social Bond Framework and to oversee the arrangements for generation of information required to produce periodic reports in accordance with the Social Bond Framework. The SRI Committee is chaired by the Chair of the Issuer's main board and made up of other directors of the Issuer.

(c) *Management of proceeds*: The entire net proceeds of Notes issued under the Programme will be immediately on-lent to eligible housing associations for the purposes specified in the Use of Proceeds section (a) above. Net proceeds will be immediately applied on a back-to-back basis to a series of identified loans arranged in connection with social and/or affordable housing projects of the RP Borrowers. The Issuer does retain any residual proceeds from an issuance and therefore there are no arrangements to temporarily hold or otherwise manage proceeds.

(d) *Reporting*: as long as there has been additional issuance or usage to report on and there are Social Notes outstanding, the Issuer will provide annual reporting on, among other things, the allocation of net proceeds to eligible projects by category and the relevant outcomes based on sample data. Where appropriate, such allocation and impact reports will be made publicly available. The Issuer will also encourage RP Borrowers to publish annual ESG reports complying with the Sustainability Reporting Standard for Social Housing.

The Issuer may, in the future, update the Social Bond Framework.

The Issuer has appointed Sustainalytics (an independent expert in assurance and risk management) to review the Social Bond Framework. Sustainalytics has evaluated the Issuer's Social Bond Framework and has issued a second party opinion to certify the alignment of the Social Bond Framework against certain principles and guidelines. The second party opinion provided by Sustainalytics is available for viewing on the Issuer's website.

Sustainable Bond Framework

The Issuer has established its sustainable bond framework (the **Sustainable Bond Framework**). Under the Sustainable Bond Framework, the Issuer may issue sustainable bonds to finance and/or refinance, in whole or in part, social/affordable housing projects falling within the categories set out in the Sustainable Bond Framework or other activities carried out in support of those projects and the provider's social purpose.

The Sustainable Bond Framework contains four core components:

(a) *Use of proceeds*: the Issuer applies proceeds under the Sustainable Bond Framework to finance or refinance, in part or in full, new and/or existing eligible projects that fall exclusively into the affordable housing or green buildings categories as set out in the Sustainable Bond Framework. Depending on the nature of the project, the investment in such eligible projects will provide clear and positive environmental and/or social benefits that contribute towards environmental objectives and/or the delivery of UN Sustainable Development Goals.

(b) *Process for project evaluation and selection*: the Issuer's Socially Responsible Investment Committee (**SRI Committee**) is responsible for the oversight of the Sustainable Bond Framework including to oversee the arrangements established to ensure the Notes remain in alignment with Sustainable Bond Guidelines and Social Bond Principles, to oversee the arrangements established to ensure net proceeds are utilised in accordance with the Sustainable Bond Framework and to oversee the arrangements for generation of information required to produce periodic reports in accordance with the Sustainable Bond Framework. The SRI Committee is chaired by the Chair of the Issuer's main board and made up of other directors of the Issuer.

(c) *Management of proceeds*: The entire net proceeds of Notes issued under the Programme will be immediately on-lent to eligible housing associations for the purposes specified in the Use of Proceeds section (a) above. Net proceeds will be immediately applied on a back-to-back basis to a series of identified loans arranged in connection with social and/or affordable housing projects of the RP Borrowers. The Issuer does retain any residual proceeds from an issuance and therefore there are no arrangements to temporarily hold or otherwise manage proceeds.

(d) *Reporting*: as long as there has been additional issuance or usage to report on, the Issuer will provide annual reporting on, among other things, the allocation of net proceeds to eligible projects by category and the relevant outcomes based on sample data. Where appropriate, such allocation and impact reports will be made publicly available. The Issuer will also encourage RP Borrowers to publish annual ESG reports complying with the Sustainability Reporting Standard for Social Housing.

The Issuer may, in the future, update the Sustainable Bond Framework.

The Issuer has appointed Sustainalytics (an independent expert in assurance and risk management) to review the Sustainable Bond Framework. Sustainalytics has evaluated the Issuer's Sustainable Bond Framework and has issued a second party opinion to certify the alignment of the Sustainable Bond Framework against certain principles and guidelines. The second party opinion provided by Sustainalytics is available for viewing on the Issuer's website.

The Social Bond Framework and Sustainable Bond Framework are available on the Issuer's website. For the avoidance of doubt, the Social Bond Framework and the Sustainable Bond Framework, any future Social Bond Framework or Sustainable Bond Framework and the second party opinion(s) referred to in the applicable Pricing Supplement are not, nor shall they be deemed to be, incorporated in and/or form part of this Programme Memorandum.

The Notes are intended to be "Social Bonds" and/or "Sustainable Bonds". Any additional information related to the use of proceeds will be set out in the applicable Pricing Supplement.

DESCRIPTION OF THE ISSUER

Incorporation and Status

MORhomes PLC (the **Issuer**) is a public limited company incorporated in England and Wales with registered number 10974098. It was incorporated as a private company limited by shares on 21 September 2017 under the Companies Act 2006 and converted to a public limited company under the Companies Act 2006 on 11 June 2018.

The registered address of the Issuer is Future Business Centre, Kings Hedges Road, Cambridge, CB4 2HY, England. The telephone number of its registered address is +44 020 3011 0945. The Issuer has no subsidiaries.

Principal Activities of the Issuer

The Issuer has been established for the limited purpose of the issue of Notes and the making of loans to certain Borrowers in the social housing sector.

Directors

The directors of the Issuer and their other principal activities are:

Name	Other Principal Activities
Malcolm Cooper (Chair) <i>Chair of Socially Responsible Investment Committee</i>	Non-executive director and chair of Audit and Risk Committee of Local Pensions Partnership Investments Limited Independent non-executive director, Senior Independent Director and chair of the Audit and Risk Committee of Southern Water Services Limited Non-executive director and chair of Audit Committee of Custodian Property Income REIT plc Chair of the Audit, Remuneration and Appointments Committee of the Association of Corporate Treasurers
Mike Hinch <i>Chair of Audit & Risk Committee</i> <i>Member of Socially Responsible Investment Committee</i>	Non-executive director of Together Housing Group Limited Trustee of Tottenham Hotspur Foundation Vice Chair of Chartered Institute of Public Finance and Accountancy (CIPFA) Examination Panel
Geraldine Howley <i>Senior Independent Director</i> <i>Member of Credit Committee</i>	Executive Chair of Gem Programme (Centre for Partnership LLP) Director of CIH Asia Pacific and CIH Canada Chair of Housing Partnership UK and Ireland Director and Chair of Together Housing Group Limited
Andrew Morton <i>Chief Executive</i>	Vice Chair of Alexandra Palace Trading Limited Non-executive director of Middlesex Community Football Centres Limited
Jane Pilcher	Member of Audit, Remuneration and Appointments Committee of Association of Corporate Treasurers

Chair of Credit Committee
Member of Audit and Risk Committee

Anjila Thomas
Member of Audit and Risk Committee

Head of UK Sectors and Member of UK
Management Team of ING Bank N.V., London
Branch
Member of the Council of the Association of
Corporate Treasurers

The business address of each of the directors of the Issuer is Future Business Centre, Kings Hedges Road, Cambridge, CB4 2HY, England.

The company secretary of the Issuer is Allia Bond Services Limited whose business address is at Cheyne House, Crown Court, 62-63 Cheapside, London EC2V 6AX.

Where there are or may be potential conflicts of interest between any duties to the Issuer of the directors of the Issuer and their private interests and/or duties, these conflicts are managed appropriately.

Corporate Governance

The Issuer is aware of the position it occupies as a non-traded public company, with listed debt instruments and a business model which specifically supports the social and affordable housing sectors. The Issuer's board (the **Board**) has a clear vision of the manner in which the Issuer should operate and a focussed understanding of the reasons for such conclusions. In addition to its shareholders, the Board is aware of the vital role of the Issuer's other key stakeholders, which importantly comprise its employees, its lenders, its creditors and those public organisations which also provide financial support to its borrowers.

Whilst the Issuer is under no legal or regulatory obligation to apply any code of corporate governance or practice, the Board considers that a high level of corporate transparency, corporate responsibility, business ethics and probity are important to the Issuer's success. Accordingly, the Board has determined to consider the provisions of the UK Corporate Governance Code (as issued by the Financial Reporting Council on 16 July 2018 (the **UKCGC**)) and apply them where appropriate in an effective and proportionate manner.

The articles of association of the Issuer require it to include an annual corporate governance statement within the Issuer's annual report and accounts. The Board has also determined that equivalent information will be maintained on the Issuer's website.

The Board conducted an external board evaluation in February 2024 and an equivalent internal evaluation was conducted in February 2025. The latest internal evaluation is being conducted as at the date of this Programme Memorandum and is due to conclude in February 2026. The Board will continue to have an externally facilitated evaluation as often as the Board considers necessary, and at least once every five years during the Issuer's operation.

The Board has responsibility for overseeing performance. Specific responsibilities are delegated to committees that have their own terms of reference. The major committees that support the Board are:

- Credit Committee;
- Audit and Risk Committee; and
- Socially Responsible Investment Committee.

Credit Committee: the Credit Committee comprises Jane Pilcher (Chair), Geraldine Howley, Gloria Yang, Lisa Pinney and Patrick Minjauw. The Board considers each member of the Credit Committee to be

independent of any potential RP Borrower or any shareholder of the Issuer with the exception of Geraldine Howley who is a non-executive director and the Chair of a current shareholder of the Issuer and is not permitted to participate in discussions relating to that role. The Credit Committee's main functions include, *inter alia*, reviewing the overall policy and process for granting credit approval to potential RP Borrowers and/or RP Borrowers and making recommendations in respect of such policy to the Board and for credit approval in respect of such potential RP Borrowers and/or RP Borrowers in accordance with such policy.

Audit and Risk Committee: the Audit and Risk Committee comprises Mike Hinch (Chair), Anjila Thomas and Jane Pilcher. The Board considers each member of the Audit and Risk Committee to be independent of any RP Borrower or any shareholder of the Issuer with the exception of Mike Hinch who is a non-executive director of a current shareholder of the Issuer and is not permitted to participate in discussions relating to that role. The Audit and Risk Committee's main functions include, *inter alia*, monitoring the Issuer's financial reporting, narrative reporting and internal controls and risk management.

Socially Responsible Investment Committee: the Socially Responsible Investment Committee comprises Malcolm Cooper (Chair) and Mike Hinch. The Board considers each member of the Socially Responsible Investment Committee to be independent of any RP Borrower or any shareholder of the Issuer with the exception of Mike Hinch who is a non-executive director of a current shareholder of the Issuer and is not permitted to participate in discussions relating to that role. Its main function is to oversee the Issuer's status as a socially responsible investment.

Share Capital and Major Shareholders

As at the date of this Programme Memorandum, the entire issued share capital of the Issuer comprises 6,317,000 class A ordinary shares of £0.10 each (all of which are fully paid). The share capital of the Issuer is divided into class A ordinary shares (which can only be held by Candidate Borrowers) and class B ordinary shares. For these purposes Candidate Borrowers has the meaning in the Issuer's articles of association and means Registered Providers of Social Housing, Registered Social Landlords and Registered Housing Associations (or equivalent) anywhere in the United Kingdom which do not distribute profit to members.

The Issuer currently has 66 member groups (all of which are Candidate Borrowers). There are no major shareholders. Voting rights are restricted so that no shareholder has more than 5 per cent. of the voting rights.

All Borrowers must be shareholders in the Issuer at all times while they have outstanding loans from the Issuer.

Geraldine Howley is the senior independent director. In addition to all the functions and responsibilities of the senior independent director under the UKCGC the articles of association of the Issuer require the senior independent director to act as an additional point of contact and liaison between the Issuer and providers of finance to it in addition to any executive and/or the chair.

Second Secured Debt

The Issuer has raised and will continue to raise Second Secured Debt from various lenders while the Senior Notes are outstanding. The terms of each tranche of Second Secured Debt may vary. However, all Second Secured Debt will be secured by the Second Secured Debt Floating Charge (as defined below) which ranks behind the First Floating Charge. The rights of enforcement of the Second Secured Debt Floating Charge will be restricted, as explained in more detail below.

The principal amount of the Second Secured Debt is no less than 3.5 per cent. of the aggregate principal amount of the loans made by the Issuer to the Borrowers pursuant to the Loan Agreements.

The first tranche of Second Secured Debt was issued pursuant to a note purchase agreement (the **NPA**) and the Issuer has issued and will continue to issue further notes (the **SSD Notes**) to the purchasers of the SSD Notes. In August 2023, the Issuer entered into a supplement to the NPA in order to amend the terms of the

NPA to allow for Borrowers to accede as additional purchasers of the SSD Notes. The key terms of the NPA (as amended) are as follows:

1. Purpose

The proceeds of the issue of the SSD Notes must be used by the Issuer for general corporate purposes and to on-lend to the Borrowers.

2. Security

All tranches of the Second Secured Debt will be secured by a single floating charge granted in favour of the Security Trustee (the **Second Secured Debt Floating Charge**) which ranks behind the First Floating Charge and which ranks in point of priority junior to the Senior Notes and ahead of the Subordinated Debt.

3. Rights of Enforcement of Security

Notwithstanding that the Second Secured Debt Floating Charge may have become enforceable in accordance with the terms of the Security Trust Deed, the Second Floating Chargeholder agrees that it shall not, without the prior written consent of the Trustee, take any steps to enforce the Second Secured Debt Floating Charge:

- (a) until the satisfaction of a Second Secured Debt Enforcement Condition; or
- (b) at any time after the Trustee has commenced enforcement of the First Floating Charge in accordance with the terms of the Trust Deed.

4. Interest

Interest on the Second Secured Debt will accrue at a fixed rate (the **Interest Rate**). Save as described below, interest will be payable at six monthly intervals.

If prior to an interest payment date, the Issuer determines that it will not have sufficient Available Issuer Receipts and Available Liquidity Receipts (having drawn all available amounts under the Liquidity Facility Agreements) to pay some or all of the interest due on any Second Secured Debt, the Interest Shortfall shall not be due on that interest payment date but shall be payable on the next interest payment date and interest shall continue to accrue at the same interest rate.

No Interest Shortfall may be deferred for more than two years. If any Interest Shortfall has not been paid at the end of that two year period, it will be an event of default under the NPA and interest will accrue at the default rate referred to in the NPA.

5. Repayment

Subject to the following paragraph, the SSD Notes will be repaid by the Issuer on the expected maturity date set out in the NPA (the **Expected Maturity Date**).

If, prior to the Expected Maturity Date, the Issuer determines that it will have insufficient Available Issuer Receipts to repay any tranche of the SSD Notes in full on its Expected Maturity Date, that tranche of SSD Notes must be repaid on the final repayment date set out in the NPA (the **Final Repayment Date**). Interest on those SSD Notes shall accrue at the Step Up Interest Rate from the Expected Repayment Date until the Final Repayment Date. On each date from the Expected Maturity Date until the Final Repayment Date on which the Issuer has Available Issuer Receipts to repay the SSD Notes in whole or in part, the Available Issuer Receipts must be credited by the Issuer to a

defeasance account, and those monies will be held on trust for the holders of the relevant series of SSD Notes.

The **Step Up Interest Rate** means on and after the Expected Repayment Date, 2 per cent. per annum above the Interest Rate.

6. Voluntary Prepayment

The Issuer may, on not less than 10 business days' and not more than 30 business days' notice (subject to Covenant and Rating Compliance) repay any of the SSD Notes, in full or in part, at the Optional Early Repayment Amount plus accrued interest.

Covenant and Rating Compliance means on any day:

- (a) the Issuer, on such day, is in compliance with the cash lock up provisions referred to in paragraph 9 below;
- (b) the Issuer is satisfied that the credit rating of the SSD Notes which will remain outstanding after the prepayment will not be adversely affected by that prepayment; and
- (c) the Issuer does not expect, in its reasonable commercial judgement, to make a drawdown under a Liquidity Facility Agreement in the 12 month period following the prepayment.

The **Optional Early Repayment Amount** means the higher of the following:

- (a) 100 per cent.; and
- (b) the amount which is equal to the principal amount of the SSD Notes to be repaid multiplied by the price (expressed as a percentage) (rounded to three decimal places (0.0005 being rounded upwards)) at which the Gross Redemption Yield on the SSD Notes (if they were to remain outstanding until the relevant Final Repayment Date) on the relevant determination date would be equal to the sum of (x) the Gross Redemption Yield at 3pm (London time) on the determination date of the benchmark gilt referred to in the NPA (determined by reference to the middle market price) and (y) the margin referred to in the NPA.

Gross Redemption Yield means a yield calculated on the basis set out by the United Kingdom Debt Management Office in the paper "Formulae for Calculating Gilt Prices from Yields" page 5, Section One: Price/Yield Formulae (Conventional Gilts: Double-dated and Undated Gilts with Assumed (or Actual) Redemption on a Quasi-Coupon Date) (published on 8 June 1998 and updated on 15 January 2002 and 16 March 2005) (as amended or supplemented from time to time).

7. Prepayment following a Prepayment under a Loan Agreement

Following a voluntary prepayment of a loan to a Borrower which was financed by monies borrowed under the NPA (an **Associated Loan**), the Issuer may (or, to the extent that the relevant early repayment amounts have not been on-lent to another Borrower within six months of receipt by the Issuer in accordance with the Minimum Lending Terms and the Re-Lending Criteria, shall) (subject to Covenant and Rating Compliance) repay the relevant proportion of the related tranche of SSD Notes at the Optional Early Repayment Amount plus accrued interest.

8. Prepayment following an Associated Loan default

Following early repayment of an Associated Loan as a result of a default by a Borrower under its Loan Agreement which the Issuer has failed (using all reasonable efforts) to on-lend to another Borrower

on the same terms as the Minimum Lending Terms and in accordance with the Re-lending Criteria within six months of receipt of monies by the Issuer, the Issuer may (subject to Covenant and Rating Compliance and a Related Senior Note Redemption) repay the relevant proportion of the related tranche of SSD Notes, together with accrued interest, but excluding any Optional Early Redemption Amount.

Related Senior Note Redemption means a redemption of Senior Notes pursuant to Condition 10.3 following a default under an Associated Loan; and

Re-lending Criteria means, in respect of any on-lending to another Borrower following the early repayment of an Associated Loan (the **Repaid Associated Loan**), the Issuer is satisfied that:

- (a) such on-lending will be made in accordance with its then applicable credit approval processes; and
- (b) amounts to be received from the relevant Borrower (together with any make-whole or other early repayment fees paid by the Borrower under the Repaid Associated Loan upon such repayment) will be not less than the amounts required to fund the corresponding portion of payments due on the Senior Notes and the SSD Notes (or any other Second Secured Debt) which were issued (or entered into, as applicable) to fund the Repaid Associated Loan (or any prior Associated Loan, which the Repaid Associated Loan previously replaced).

9. Payments to Borrower Purchasers

If there is a matured obligation owing from a particular Borrower to the Issuer under the relevant Loan Agreement, any payment under the SSD Notes and the NPA to such Borrower in its capacity as a holder of the SSD Notes shall be deemed not to be due and payable by the Issuer and shall be deferred until the Business Day following the date on which the Issuer has received all amounts owing from such Borrower to the Issuer in full.

10. General Covenants

The Issuer covenants as follows:

- (a) it shall not:
 - (i) elect to redeem, repay, repurchase or otherwise acquire any Second Secured Debt or Subordinated Debt or any of its shares (of any class); or
 - (ii) declare, pay or make any dividend or other distribution to its shareholders or make any gift aid payment,in each case:
 - (A) unless and to the extent that immediately thereafter the Capital Percentage Test will be satisfied; and
 - (B) in any event (and notwithstanding that the Capital Percentage Test may be satisfied) if using, in whole or in part, funds received from any Liquidity Facility Drawing;
- (b) the Issuer shall not declare, pay or make any dividend or other distribution to its shareholders or make any gift aid payment if a potential event of default or event of default under the NPA or an event of default or potential event of default under any Loan Agreement has occurred and is continuing;

- (c) the Issuer shall not declare, pay or make any dividend or other distribution to its shareholders or make any gift aid payment or make any distribution to holders of Subordinated Debt if the Issuer has made, and not repaid, any Liquidity Facility Drawing;
- (d) other than in a winding up of the Issuer, the Issuer shall not:
 - (i) make any payment on or in respect of (including a purchase of) Subordinated Debt;
 - (ii) declare, pay or make any dividend or other distribution to its shareholders;
 - (iii) make any other payment in respect of (including a purchase of) any of its shares (of any class); or
 - (iv) make any gift aid payment,

except, in each case, to the extent that the Issuer determines, in good faith and in a commercially reasonable manner, that immediately thereafter (assuming compliance by the Issuer with this clause and without double counting) the sum of (A) the Available Liquidity Receipts; (B) any other amounts capable of being drawn as Liquidity Facility Drawings at such time (and which the Issuer determines would, if left undrawn, be capable of continuing to be drawn during the following 12 months); and (C) the Available Issuer Receipts then held by it or which it reasonably expects to receive during the following 12 months are (in aggregate) expected to be sufficient to cover in full all amounts referred to in items (a) to (f) of the Pre-enforcement Priority of Payments falling due during such 12 month period;

- (e) the Issuer shall not, without the consent of all noteholders under the NPA (such consent not to be unreasonably withheld or delayed), increase its Dividend Payout Ratio. The **Dividend Payout Ratio** means, in each financial year of the Issuer, 25 per cent. of the Issuer's retained earnings, being the maximum amount which the Issuer shall declare, pay or make in dividends or other distributions to its shareholders (excluding, for the avoidance of doubt, payments of interest and principal on the Subordinated Debt) in such financial year;

- (f) the Issuer shall not:
 - (i) make any payment on or in respect of (including a purchase of) Subordinated Debt;
 - (ii) declare, pay or make any dividend or other distribution to its shareholders; or
 - (iii) make any other payment in respect of (including a purchase of) any of its shares (of any class),

unless immediately thereafter it has cash and/or the right to make Liquidity Facility Drawings in an amount equal to or greater than two times the next interest payment on the SSD Notes and any other Second Secured Debt;

- (g) the Issuer shall not incur any indebtedness except:
 - (i) Issuer Expenses;
 - (ii) pursuant to Liquidity Facility Agreements;
 - (iii) in the form of Senior Notes, Second Secured Debt or Subordinated Debt; or

- (iv) in another form if and to the extent that the Issuer is satisfied that such incurrence will not result in the then existing rating of the Senior Notes or the SSD Notes being adversely affected;
- (h) the Issuer shall not issue any Senior Notes unless:
 - (i) the Issuer is satisfied that such issuance will not result in the then existing rating of the outstanding Senior Notes and the SSD Notes being adversely affected;
 - (ii) the Issuer has positive Shareholders Funds at such time (and a report as to the Shareholders Funds by two directors of the Issuer shall, in the absence of manifest error, be treated and accepted by the Noteholders as correct and sufficient evidence thereof); and
 - (iii) such Senior Notes are denominated in sterling and bear interest at a fixed rate (but, for the avoidance of doubt, without prejudice to the ability of the Issuer to incur financial indebtedness in accordance with paragraph 9(j) below other than pursuant to the Trust Deed which rank *pari passu* with the Senior Notes and are denominated in a currency other than sterling);
- (i) the Issuer shall not issue or incur Second Secured Debt (other than pursuant to the terms of the NPA) or Subordinated Debt except on terms that:
 - (i) payments in respect thereof may be deferred or cancelled in the circumstances where such payments are not permitted under the Pre-enforcement Priority of Payments; and
 - (ii) the creditors thereunder agree that they will not be entitled to take any steps for the winding up or administration of the Issuer while any of the Senior Notes remain outstanding except with the consent of the Trustee;
- (j) the Issuer shall not issue any securities or incur other indebtedness ranking senior to or *pari passu* with the Senior Notes (other than pursuant to the Liquidity Facility Agreements), except that the Issuer may issue notes ranking *pari passu* with the Senior Notes and denominated in a currency other than sterling (and enter into currency swaps in relation to the amounts due under such notes and the NPA) provided that:
 - (i) the Issuer is satisfied that such issuance will not result in the then existing rating of the Senior Notes and the SSD Notes being adversely affected; and
 - (ii) appropriate modifications are made to the terms of the Senior Notes and the Trust Deed to enable:
 - (A) such notes (and the associated currency swaps) to have the benefit of a floating charge ranking *pari passu* with the First Floating Charge and to be subject to the same restrictions under the covenants of the Issuer, *mutatis mutandis*, as the Senior Notes; and
 - (B) amounts payable under such notes, liquidity facility agreements and currency swaps to rank *pari passu* with the amounts payable under the Senior Notes or the Liquidity Facility Agreements (as the case may be) in accordance with the Pre-enforcement Priority of Payments and the Enforcement Priority of Payments (and, accordingly, to be excluded from the definition of Issuer Expenses);

- (k) the Issuer shall not issue any Second Secured Debt or any Subordinated Debt in a currency other than Pounds Sterling unless:
 - (i) the Issuer is satisfied that such issue or incurrence will not result in the then existing rating of the Senior Notes being adversely affected; and
 - (ii) appropriate modifications are made to the terms of the Senior Notes and the Trust Deed to ensure that any associated currency swaps rank junior to the Senior Notes under the Pre-enforcement Priority of Payments and the Enforcement Priority of Payments (and, accordingly, are excluded from the definition of Issuer Expenses) (and the Trustee is authorised and instructed to agree such modifications, upon request by the Issuer, without the consent of the holders of the Senior Notes);
- (l) at any time during which the Issuer is prevented from making any payments pursuant to paragraph 9(a) above it shall:
 - (i) not take any action to reduce the available commitment pursuant to any Liquidity Facility Agreement; and
 - (ii) use all reasonable endeavours to renew the availability period in respect of all Liquidity Facility Agreements which would otherwise expire;
- (m) the Issuer shall not enter into any derivative contracts, save for any "back to back" derivative contracts for the purposes of hedging liabilities under the Senior Notes or Liquidity Facility Agreements against receipts under Loan Agreements or other assets of the Issuer;
- (n) the Issuer shall not create or permit to subsist any security interest over any of its assets, except:
 - (i) the First Floating Charge;
 - (ii) the Second Secured Debt Floating Charge; and
 - (iii) further floating charges in accordance with paragraph 9(j) above.
- (o) the Issuer shall not:
 - (i) lend to any Borrower on terms less onerous to such Borrower or less beneficial to the Issuer than the then current Minimum Lending Terms;
 - (ii) agree to any modification, abrogation, waiver or release in respect of the obligations of a Borrower under any loan made to it if such modification, abrogation, waiver or release would have the effect of making the terms of such loan less onerous to the Borrower or less beneficial to the Issuer than the then current Minimum Lending Terms, other than on a temporary basis (where "temporary" may not exceed six months);
 - (iii) modify the Minimum Lending Terms, in each case, except on a temporary basis (where "temporary" may not exceed six months) or to the extent that the Issuer is satisfied that the then existing rating of the Senior Notes and the SSD Notes will not be adversely affected; or
 - (iv) modify its credit approval processes, except to the extent that the Issuer is satisfied (having given prior notification of such modification, where appropriate to each rating

agency which has assigned a rating to the Senior Notes and the SSD Notes) that the then existing rating of the Senior Notes and the SSD Notes will not be adversely affected.

- (p) the Issuer shall establish a defeasance account in respect of each Series of SSD Notes for which repayment is not made in full on the Expected Repayment Date no later than 30 Business Days following such Expected Repayment Date.
- (q) The Issuer and the holders of the SSD Notes acknowledge and agree that:
 - (i) each defeasance account shall be opened in the name of a corporate trustee and shall be subject to such terms and conditions as are satisfactory to the holders of the SSD Notes;
 - (ii) all costs and expenses of establishing and maintaining any defeasance account shall be borne by the Issuer;
 - (iii) amounts standing to the credit of each defeasance account shall be held on trust for the holders of the relevant series of SSD Notes and shall be released to such holders on a *pro rata* basis on the Final Repayment Date of those SSD Notes;
 - (iv) release of any funds from a defeasance account shall be in satisfaction of the Issuer's obligation to pay such amounts pursuant to the NPA, but without limiting the obligation on the Issuer in respect of any shortfall in amounts owing on the Final Repayment Date of the SSD Notes; and
 - (v) for the avoidance of doubt, amounts standing to the credit of any defeasance account shall not be "available for use" (in accordance with the definition of Available Issuer Receipts) for any other purpose and shall not be applied in accordance with the Pre-enforcement Priority of Payments or the Enforcement Priority of Payments; and
- (r) the Issuer also gives covenants relating to:
 - (i) maintenance of its status;
 - (ii) obtaining all requisite authorisations;
 - (iii) compliance with laws and agreements to which it is a party;
 - (iv) restrictions on mergers and other activities;
 - (v) maintaining a rating of the SSD Notes;
 - (vi) restrictions on amending its constitutional documents and other agreements to which it is a party;
 - (vii) maintaining adequate records and books;
 - (viii) compliance with anti-corruption laws; and
 - (ix) payment of taxes.

11. Pre enforcement Priority of Payments

Prior to the Second Secured Debt having become due and payable and the First Floating Charge being enforced as described in Condition 13 (*Events of Default and Enforcement*) of the Senior Notes and subject as provided in the Trust Deed, interest and principal on the Second Secured Debt shall be paid in accordance with the Pre-enforcement Priority of Payments as set out in the Senior Notes.

12. Enforcement Priority of Payments

All monies received by the Trustee following enforcement of the Second Secured Debt Floating Charge shall be paid in accordance with the Enforcement Priority of Payments as set out in the Senior Notes.

13. Events of Default

Each of the following will be an event of default under the NPA (provided that where any event referred to below relates to any of the Issuer's Subsidiaries only (and not to the Issuer) that event will not be an Event of Default unless it has or could reasonably be expected to have a Material Adverse Effect):

- (a) the Issuer defaults in the payment of any principal (which includes, where applicable, the Optional Early Redemption Amount) on any SSD Notes when due and payable, whether on an interest payment date, at maturity or at a date fixed for prepayment or by declaration or otherwise, provided that such failure shall not be an Event of Default under the NPA if it occurs solely from any technical or administrative difficulties relating solely to the transfer of such amount and is remedied within two business days of the due date for payment;
- (b) the Issuer defaults in the payment of any interest (including any Interest Shortfall and interest thereon) on any SSD Notes or any amount payable pursuant to the tax gross up clause under the NPA for more than five business days after the same becomes due and payable;
- (c) the Issuer defaults in the performance of or compliance with any other term contained in the NPA, the Senior Notes or the Trust Deed and such default is not remedied within 30 days after the earlier of:
 - (i) the Issuer obtaining actual knowledge of such default; and
 - (ii) the Issuer receiving written notice of such default from any holder of the SSD Notes;
- (d) any representation, statement or warranty made and/or deemed to be repeated by or on behalf of the Issuer or by any officer of the Issuer in the NPA or in any writing furnished in connection with the transactions contemplated thereby proves to have been false, misleading or incorrect in any material respect on the date on which it was made;
- (e) any order is made by any competent court or resolution passed for the winding up or dissolution of the Issuer or any of its Subsidiaries, save for the purposes of reorganisation on terms previously approved in writing by the holders of the SSD Notes;
- (f) the Issuer or any of its Subsidiaries ceases or threatens to cease to carry on the whole or a substantial part of its business, save for the purposes of reorganisation on terms previously approved in writing by the holders of the SSD Notes or the Issuer or any of its Subsidiaries stops or threatens to stop payment, or is unable to, or admits inability to, pay, its debts (or any class of its debts) as they fall due, or is deemed unable to pay its debts pursuant to or for the purposes of any applicable law, or is adjudicated or found bankrupt or insolvent;

- (g) proceedings are initiated against the Issuer or any of its Subsidiaries under any applicable liquidation, insolvency, composition, reorganisation or other similar laws, or an application is made (or documents filed with a court) for the appointment of an administrative or other receiver, manager, administrator or other similar official, or an administrative or other receiver, manager, administrator or other similar official is appointed, in relation to the Issuer or any of its Subsidiaries or, as the case may be, in relation to the whole or a substantial part of the undertaking or assets of any of them or an encumbrancer takes possession of the whole or a substantial part of the undertaking or assets of any of them, or a distress, execution, attachment, sequestration or other process is levied, enforced upon, sued out or put in force against the whole or a substantial part of the undertaking or assets of any of them and, in any case (other than the appointment of an administrator), is not discharged within 21 days; and
- (h) the Issuer or any of its Subsidiaries initiates or consents to judicial proceedings relating to itself under any applicable liquidation, insolvency, composition, reorganisation or other similar laws (including the obtaining of a moratorium) or makes a conveyance or assignment for the benefit of, or enters into any composition or other arrangement with, its creditors generally (or any class of its creditors) or any meeting is convened to consider a proposal for an arrangement or composition with its creditors generally (or any class of its creditors).

Material Adverse Effect means a material adverse effect on:

- (a) the business, financial condition or assets of the Issuer and its Subsidiaries taken as a whole;
- (b) the ability of the Issuer to perform and/or comply with any of its obligations under the NPA and/or the SSD Notes; or
- (c) the validity, legality or enforceability of the NPA and/or the SSD Notes or the rights or remedies of any holder of SSD Notes under the NPA and/or the SSD Notes.

Subsidiary has the meaning given to that term by section 1159 of the Companies Act 2006. Unless the context otherwise clearly requires, any reference to a Subsidiary is a reference to a Subsidiary of the Issuer.

Subordinated Debt

Pursuant to the eligibility requirements for each RP Borrower as described in "*Description of the Borrowers and the RP Borrowers – Eligibility requirements for each Borrower*", if required by the Issuer in order to maintain the then current rating of the Programme an RP Borrower (or another member of such RP Borrower's group that is a Registered Provider, Welsh RSL or RHA) must, prior to or simultaneously with such RP Borrower's or Finance Subsidiary Borrower's entry into a new Loan Agreement with the Issuer, subscribe for a principal amount of Subordinated Debt that is conditionally convertible into shares in the Issuer which is not less than 1.15 per cent. (or any other level set by the Issuer from time to time) of the principal amount that the RP Borrower or Finance Subsidiary Borrower will borrow from the Issuer pursuant to such new Loan Agreement and any other Loan Agreement it has previously entered into with the Issuer.

The Subordinated Debt shall be constituted by a Convertible Loan Note Instrument pursuant to which the Issuer will create unsecured convertible loan notes (**Convertible Notes**) for subscription by an RP Borrower (or another member of its group that is a Registered Provider, Welsh RSL or RHA) as described above.

The redemption date of each series of Convertible Notes (to the extent that they have not already been converted into shares of the Issuer) shall be 30 days after the date on which all outstanding Notes of the associated Series have been redeemed in full, or, if later, the 20th anniversary of the date of issue of the Convertible Notes if certain conditions are not satisfied on the expected redemption date.

The Convertible Notes shall accrue a fixed rate of interest which shall accrue daily payable semi-annually in each year up to and including the redemption date. However, no accrued interest shall be payable on any Convertible Notes which have been converted into shares in the Issuer pursuant to the conversion terms (as summarised below). Furthermore, no accrued interest (or other payment in respect of the Convertible Notes) shall be payable if, and no further interest shall accrue during the period that, the Issuer is prevented from making payments in respect of the Convertible Notes under the Conditions of the Senior Notes (including any restriction in accordance with the Senior Note Buffer Amount Test) or the conditions of the Second Secured Debt, and no payment shall be made nor shall interest accrue during any period where the Issuer has made and not repaid a drawing under a Liquidity Facility Agreement.

Conversion of the Convertible Notes will occur upon the amount of the Shareholders Funds of the Issuer becoming zero or less.

Upon the first occasion on which the amount of the Shareholders Funds is zero or less (the **First Conversion**), 50 per cent. of the outstanding principal amount of the Convertible Notes shall convert into fully paid shares of £0.10 each in the capital of the Issuer of the same class as those shares already held by the relevant RP Borrower (or another member of its group that is a Registered Provider, Welsh RSL or RHA) as at the date of conversion at a conversion price of £0.50 per share. If, immediately following and as a result of the First Conversion, the amount of the Shareholders Funds remains at a sum less than (or equal to) zero, then the remaining balance of 50 per cent. of the outstanding principal amount of the Convertible Notes shall also then immediately convert in full (on the same terms); otherwise, upon the next occasion (following the First Conversion) on which the amount of the Shareholders Funds is zero or less, the remaining balance of the outstanding principal amount of the Convertible Notes shall convert in full (on the same terms).

The outstanding principal amount (or, at the discretion of the directors of the Issuer, 50 per cent. of the outstanding principal amount) of the Convertible Notes shall also convert in full into shares of the Issuer of the same class as those shares already held by the relevant RP Borrower (or another member of its group that is a Registered Provider, Welsh RSL or RHA) as at the date of conversion (at a conversion price of £0.50 per share) where the directors of the Issuer consider (acting reasonably) that such conversion is necessary to prevent the amount of the Shareholders Funds of the Issuer being zero or less on the next annual or half-yearly financial reporting date or for the purposes of avoiding and/or remedying an event of default otherwise arising or subsisting under the Senior Notes and/or the Second Secured Debt.

The Convertible Notes will not be capable of transfer other than to a person to whom (with the consent of the Issuer) an RP Borrower has novated its related Loan Agreement.

The Convertible Notes are issued on a non-cumulative basis.

Liquidity Facility Agreements (if any) available to the Issuer

The Issuer may have, but is not obliged to have in place, one or more Liquidity Facility Agreements for the purposes of providing the Issuer with a liquidity facility (**Liquidity Facility**). If the Issuer does enter into a Liquidity Facility Agreement at any time, it can be amended, prepaid and/or cancelled at any time, without the consent of the Trustee or the holders of the Senior Notes. In addition, the duration of the loan provided under each Liquidity Facility Agreement may vary over the life of the Senior Notes and may not cover the entire period that the Senior Notes will be outstanding.

At the point of issue of the first Series of Notes, the Issuer entered into a revolving Liquidity Facility Agreement (the **Initial Liquidity Facility Agreement**). In December 2021, the Issuer entered into two new Liquidity Facility Agreements and the Initial Liquidity Facility Agreement was terminated by agreement of all the parties.

The Liquidity Facility provided pursuant to a Liquidity Facility Agreement must be used to fund Issuer Expenses, principal, interest, commitment fees and all other amounts due and unpaid to each Liquidity Facility

Provider under each Liquidity Facility Agreement, and interest due and payable on the Senior Notes and the Second Secured Debt and is available for drawdown from the date of the relevant Liquidity Facility Agreement. There is no restriction on the percentage of the Liquidity Facility that can be used for Issuer Expenses, principal, interest, commitment fees and all other amounts due and unpaid to each Liquidity Facility Provider under each Liquidity Facility Agreement, or interest due and payable on the Senior Notes and the Second Secured Debt.

Each loan borrowed under the Liquidity Facility Agreements must be repaid on the last day of its interest period (which will be one month, three months or six months, as selected by the Issuer, or such shorter period as each Liquidity Facility Provider shall agree).

Any Liquidity Facility must be repaid on a date to be agreed with the relevant Liquidity Facility Provider and the term of the relevant Liquidity Facility Agreement may be extended by 12 months on two occasions, with the prior consent of the Liquidity Facility Providers.

The Liquidity Facility Agreements are and will be unsecured but payments of interest and principal on those agreements will be paid ahead of the Senior Notes, in accordance with the Pre-Enforcement Priority of Payments or Enforcement Priority of Payments (as applicable).

Each Liquidity Facility Agreement contains similar covenants to those contained in Condition 7 (*Covenants*) of the Senior Notes.

Events of default will include non-payment, breach of other obligations, misrepresentation, cross-default, insolvency, unlawfulness and repudiation.

Each Liquidity Facility Agreement permits the Liquidity Facility Providers to assign their rights or novate their rights under obligations under the relevant Liquidity Facility Agreement to another bank or financial institution or to a trust, fund or other entity which is regularly engaged in making, purchasing or investing in loans, securities or other financial assets.

Credit processes carried out by the Issuer in relation to each RP Borrower

The Issuer carries out certain credit processes in relation to each proposed RP Borrower (see "*Description of the Borrowers and the RP Borrowers – Credit processes carried out by the Issuer in relation to each RP Borrower*").

Operations

The Issuer's principal business model is to charge a flat percentage margin with a scalable cost base where an increase in business (i.e. issuing Notes and on-lending to Borrowers) results in an increase in the level of equity generated.

The Issuer has published its audited financial statements made up to 31 March 2025.

Recent Developments

There have been no recent events particular to the Issuer that are, to a material extent, relevant to the evaluation of the Issuer's solvency.

DESCRIPTION OF THE BORROWERS AND THE RP BORROWERS

Eligibility requirements for each Borrower and the RP Borrowers

Each Borrower must be either:

- (a) (i) a registered society within the meaning of the Co-operative and Community Benefit Societies Act 2014 or the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 or a company limited by guarantee and (ii) a Registered Provider, a Welsh RSL or an RHA whose activities are regulated by the Regulator of Social Housing (in England), the Welsh Government or the Welsh Ministers (in Wales) or the Department For Communities (in Northern Ireland), as the case may be, (or, in each case, any successor thereto) (each, a **Direct RP Borrower**); or
- (b) a finance subsidiary undertaking of the parent entity within a group (each, a **Finance Subsidiary Borrower**) that shall on-lend the funds lent to it under a Loan Agreement to one or more entities within the scope of paragraph (a) above within the same group (each, an **Indirect RP Borrower** and, together with each Direct RP Borrower, each an **RP Borrower**).

The principal objects of each RP Borrower will be to carry on as a Registered Provider, a Welsh RSL or an RHA. Finance Subsidiary Borrowers will have been established with the primary purpose of borrowing and on-lending to RP Borrowers within their group.

Each RP Borrower must be prohibited by its constitution from trading for profit and any surplus which may result from its operations must not be distributed, either directly or indirectly, in any way whatsoever among its members. The RP Borrowers may have either charitable status (as a registered charity or exempt charity) or non-charitable status.

In addition, each RP Borrower must satisfy each of the following criteria:

- it or the relevant Finance Subsidiary Borrower must own and operate at least 1,000 homes (or such lower number as the Issuer may agree);
- it or the relevant Finance Subsidiary Borrower must be prepared to borrow at least £10,000,000 in aggregate principal amount from the Issuer (or such lower amount as the Issuer may agree);
- it must have at least 12 months' liquidity available to satisfy in full all of its contracted cash flow requirements during that period;
- it must own sufficient unencumbered real property to enable it to comply with the Asset Cover Test on or before the Required Charging Date;
- it must complete the credit process referred to in "*Description of the Borrowers and the RP Borrowers – Credit processes carried out by the Issuer in relation to each RP Borrower*";
- it must have an objective to develop new housing or deliver other assets with high social impact (for example, care homes or extra care accommodation);
- if required by the Issuer, it (or a member of its group that is a Registered Provider, Welsh RSL or RHA) must, prior to or simultaneously with such RP Borrower or the relevant Finance Subsidiary Borrower entering into a new Loan Agreement with the Issuer, subscribe for ordinary shares in the Issuer to a value which is not less than 0.50 per cent. (or any other level set by the Issuer) of the principal amount that such RP Borrower or the relevant Finance Subsidiary Borrower will borrow from the Issuer pursuant to such Loan Agreement;

- if required by the Issuer, it (or a member of its group that is a Registered Provider, Welsh RSL or RHA) must, prior to or simultaneously with such RP Borrower or the relevant Finance Subsidiary Borrower entering into a new Loan Agreement with the Issuer, subscribe for a principal amount of Subordinated Debt that is conditionally convertible into shares in the Issuer which is not less than 1.15 per cent. (or any other level set by the Issuer from time to time) of the principal amount that such RP Borrower or the relevant Finance Subsidiary Borrower will borrow from the Issuer pursuant to such new Loan Agreement; and
- if required by the Issuer, it must, prior to or simultaneously with such RP Borrower or the relevant Finance Subsidiary Borrower entering into a new Loan Agreement with the Issuer, purchase SSD Notes issued by the Issuer to a value to be agreed with the Issuer prior to the issuance and determined by reference to the principal amount that such RP Borrower or the relevant Finance Subsidiary Borrower will borrow from the Issuer pursuant to such Loan Agreement.

Credit processes carried out by the Issuer in relation to each RP Borrower

If a proposed RP Borrower satisfies the eligibility criteria set out in "*Description of the Borrowers and the RP Borrowers – Eligibility requirements for each Borrower*" it will also need to fulfil certain credit checks before it or the relevant Finance Subsidiary Borrower can become a Borrower, provided that, in all instances, the Issuer's Credit Committee will have the final decision on a Lending Level (as described below) allocated to a particular RP Borrower.

The key steps in the credit process are as follows:

- the proposed RP Borrower must complete a credit application (the **Credit Application**) in a form approved by the Board of the Issuer that includes an indicated Lending Level based on the RP Borrower's financial data;
- the Credit Application will be reviewed by a credit analyst appointed by the Issuer (the **Credit Analyst**);
- the Credit Analyst will issue a proposed Lending Level (as explained below and based on the indicated Lending Level as above) to the RP Borrower;
- if the proposed RP Borrower accepts the proposed Lending Level and intends to borrow from the Issuer, a credit report with the proposed Lending Level will be presented to the Credit Committee of the Issuer for review;
- if a proposed RP Borrower does not accept the proposed Lending Level, it may make a case to increase the proposed Lending Level and ask to have additional information taken into account by the Credit Analyst, who will determine the additional information to be provided;
- after reviewing the additional information, the Credit Analyst may recommend a revised Lending Level for the proposed RP Borrower to the Credit Committee of the Issuer (together with a credit report);
- if the Credit Committee of the Issuer is satisfied with the proposed Lending Level and credit report, it will approve the proposed Lending Level and the credit report (if in accordance with the credit policy approved by the Board) or submit to the Board for approval; and
- on approval, the Issuer will allocate the proposed Lending Level to that proposed RP Borrower.

The Issuer will appoint suitably experienced Credit Analysts for annual and other updates. The role of the Credit Analyst in respect of each new application to borrow is set out above in this section "*Credit processes carried out by the Issuer in relation to each RP Borrower*". A Credit Analyst will repeat this analysis for each RP Borrower on an annual basis or earlier on the occurrence of a Lending Level Reassessment Event. It will

also periodically carry out an audit of materials provided by RP Borrowers to identify any information that might have been misstated and to make any recommendations for the improvement of the application process.

A Lending Level assigned to an RP Borrower will be valid for one year or until the earlier of any of the following events:

- a material change in the business plan or periodic forecasts of such RP Borrower;
- a material event or adverse change in the outlook of such RP Borrower;
- an adverse change in applicable legislation or regulatory framework; or
- a Merger Event occurs in relation to a Borrower or RP Borrower,

(each a **Lending Level Reassessment Event**).

The Issuer will determine in its sole discretion whether a Lending Level Reassessment Event has occurred.

Please refer to paragraph 9 headed "*Interest Reserve Provisions*" in the "*Description of the Loan Agreements and the Minimum Lending Terms*" for information on the consequences of a Lending Level Reassessment Event occurring.

The Credit Analysis in respect of each proposed RP Borrower will be undertaken on the basis of the entire group of which the proposed RP Borrower is a part.

Lending Levels for the RP Borrowers

The credit process referred to above will categorise successful RP Borrowers into one of four levels (each a **Lending Level**) (Level 1 being the level for RP Borrowers with the strongest credit profile and Level 4 being the level for RP Borrowers with the weakest credit profile). The Lending Level assigned to each successful RP Borrower through the credit process will affect the credit line that such RP Borrower may borrow from the Issuer. There may be instances where an RP Borrower is not assigned a Lending Level if it is too weak and fails the credit process.

Collectively, the Issuer intends that the RP Borrowers assigned to each of the four Lending Levels will have the following aggregate borrowing limits, calculated as a percentage of the Issuer's total borrowings (which shall include, for the avoidance of doubt, all outstanding Notes, Second Secured Debt and Subordinated Debt):

- Lending Level 1 – no limit;
- Lending Level 2 – no more than 60 per cent. of the Issuer's total borrowings¹;
- Lending Level 3 – no more than 30 per cent. of the Issuer's total borrowings²; and
- Lending Level 4 – no more than 20 per cent. of the Issuer's total borrowings.

However, the borrowing limits referred to above may be exceeded if an RP Borrower's Lending Level is downgraded by the Issuer at any time or if two or more RP Borrowers merge with each other or enter into any other merger.

¹ If the percentage of Issuer's borrowings at either Level 3 or Level 4 is below the maximum for that Level, this figure may be increased, at the discretion of the Issuer, to take up the shortfalls at Level 3 and Level 4.

² If the percentage of Issuer's borrowings at Level 4 is below the maximum for that Level, this figure may be increased, at the discretion of the Issuer, to take up the shortfall at Level 4.

Each RP Borrower (or where there is more than one RP Borrower from the same group, the RP Borrowers in that group) cannot (in aggregate) borrow more than the following amounts, calculated as a percentage of the Issuer's total borrowings (which shall include, for the avoidance of doubt, all outstanding Notes, Second Secured Debt and Subordinated Debt):

- Lending Level 1 – 12 per cent. of the Issuer's total borrowings*;
- Lending Level 2 – 10 per cent. of the Issuer's total borrowings*;
- Lending Level 3 – 8 per cent. of the Issuer's total borrowings*; and
- Lending Level 4 – 6 per cent. of the Issuer's total borrowings*.

* Until the aggregate principal amount outstanding of all Notes issued by the Issuer is at least £500,000,000, the aggregate principal amount outstanding of all Notes under the Programme shall be deemed to be £500,000,000 for the purposes of calculating this percentage.

However, please refer to paragraph 9 headed "*Interest Reserve Provisions*" in the "*Description of the Loan Agreements and the Minimum Lending Terms*" for information on the consequences of a Lending Level Reassessment Event occurring.

Minimum Number of Borrowers

The Issuer shall not issue Notes under the Programme unless immediately following the issue of such Notes, there will be at least six Borrowers.

DESCRIPTION OF THE SOCIAL HOUSING SECTOR IN ENGLAND, WALES AND NORTHERN IRELAND

Regulation and the Regulatory Framework

The Housing and Regeneration Act 2008, as amended by the Localism Act 2011 and the Housing and Planning Act 2016 (the **HRA 2008**) makes provision for the regulation of social housing provision in England. The Regulator of Social Housing is an independent regulator and statutory non-departmental public body, established under the HRA 2008. It is sponsored by the Ministry of Housing, Communities and Local Government (**MHCLG**) with responsibility for the regulation of Registered Providers. The Regulator's statutory objectives and powers of enforcement are set out in the HRA 2008.

The Regulator of Social Housing sets economic and consumer standards that apply to Registered Providers (the **Standards**) as a means of defining the outcomes that social landlords must deliver for tenants.

Registered Providers are expected to comply with the Standards and to establish arrangements to ensure that they are accountable to their tenants, the Regulator of Social Housing and relevant stakeholders.

In relation to the Regulator of Social Housing's economic regulation objective, there are three Standards which are classified as **Economic Standards**. These are:

- the Governance and Financial Viability Standard;
- the Value for Money Standard; and
- the Rent Standard.

In relation to the Regulator of Social Housing's consumer regulation objective, there are four Standards that are classified as **Consumer Standards**:

- the Safety and Quality Standard;
- the Tenancy Standard;
- the Neighbourhood and Community Standard; and
- the Transparency, Influence and Accountability Standard.

On 9 December 2025, the Regulator of Social Housing launched a consultation on changes to the Transparency, Influence and Accountability (**TIA**) Standard, which (amongst other things) introduces competence and conduct standards and mandatory professional qualification requirements for staff of Registered Providers. The revisions to the TIA Standard will come into force on 1 October 2026, with a three year transition period (or four years for Registered Providers with fewer than 1,000 homes).

The Regulator of Social Housing has issued three codes of practice to support and amplify the requirements of the Governance and Financial Viability Standard, the Value for Money Standard and the Consumer Standards. It has published a suite of information explaining its operational approach to regulation, programmed and unprogrammed inspections, assessments of Registered Providers' compliance with the Standards, dealing with regulatory issues and taking action on serious failures.

Regulatory oversight and intervention

The Regulator of Social Housing firmly endorses a co-regulatory approach, meaning that housing association boards are responsible for their organisations and are held to account for how they are run and the outcomes they deliver. The Regulator of Social Housing forms judgments to reflect its view of how well each Registered Provider is delivering the outcomes of the Standards. For large landlords (those who own 1,000 or more social homes), it carries out programmed inspections on a four yearly cycle and issues gradings for governance (G1 to G4), viability (V1 to V4) and, for all regulatory inspections undertaken after 1 April 2024, consumer standards (C1 to C4). The Regulator of Social Housing is also able to carry out inspections that are not programmed, including of small landlords, if they judge it to be appropriate.

Following changes introduced by the Social Housing (Regulation) Act 2023 (**SHRA 2023**), the Consumer Standards were significantly revised and strengthened with effect from 1 April 2024. Prior to the SHRA 2023, the Regulator of Social Housing took a reactive approach to regulating the Consumer Standards. Its intervention and enforcement powers were restricted to cases in which there were reasonable grounds to suspect actual or a significant risk of serious detriment to tenants (including future tenants). The "serious detriment" test has been removed by the SHRA 2023 and, from 1 April 2024, the Regulator of Social Housing has applied the same scrutiny and focus across all the Standards.

The Regulator of Social Housing has a wide range of statutory intervention powers available to it to tackle failure and deficient performance by Registered Providers under the HRA 2008 (as extended, strengthened and supplemented by the SHRA 2023). These include imposition of penalties and/or compensation, procuring emergency remedial action, undertaking a statutory inquiry, performance improvement notices and plans, appointment and removal of board members, transfers of land and amalgamations. However, the Regulator of Social Housing intends generally to work cooperatively with Registered Providers to achieve any necessary corrective actions, and is more likely to intervene in circumstances where self-improvement has not succeeded, or where a Registered Provider is unable or unwilling to respond positively (in each case, within an appropriate timeline), or where the Regulator of Social Housing concludes that such an approach is not appropriate (for instance, where urgent action is necessary or there is an immediate and significant risk to a Registered Provider's tenants).

Transparency

From 1 April 2023 Registered Providers have been required to collect and (annually) report prescribed and meaningful tenant satisfaction data against prescribed Tenant Satisfaction Measures (**TSM**), with the stated aim of enabling both tenants and the Regulator of Social Housing to better hold Registered Providers to account for their performance. The first set of TSM data was published on 1 April 2024.

Also in pursuit of increased transparency, new Social Tenant Access to Information Requirements (**STAIRS**) will shortly be introduced, pursuant to which social housing tenants and their representatives will be given access to certain information related to the management of their housing. STAIRS includes both proactive publication of management information related to their governance, decision-making, spending and performance as well as reactive responses to requests for relevant information by tenants.

Following consultation in 2024, MHCLG published the outcome of its consultation and an updated policy statement on 30 September 2025. The Regulator of Social Housing is now in the process of consulting on changes to the TIA Standard and the Consumer Standards Code of Practice to incorporate a requirement that Registered Providers comply with STAIRS. If adopted, from October 2026, Registered Providers will be required to proactively publish information relating to the management of their social housing. From April 2027, they will also be required to respond to information requests from tenants.

Wales and Northern Ireland are the subject of separate regulatory and funding regimes. The Housing Associations Act 1985 (as amended, the **HAA 1985**) and the Housing Act 1996 (as amended, the **1996 Act**) make provision for the regulation of social housing provision in Wales. The Welsh Ministers carry statutory

responsibility for the registration and regulation of Registered Social Landlords (**Welsh RSLs**) under section 75 of the HAA 1985. In practical terms, the Social Housing Regulator Team (part of the Housing and Regeneration Directorate within the Welsh Government) carries out the activity of regulation on behalf of the Welsh Ministers.

The Welsh regulatory framework for Welsh RSLs is set out in the *Regulatory Framework for Welsh Registered Social Landlords*, the latest version of which came into force in August 2025 (the **Wales Regulatory Framework**). This contains regulatory standards of performance (the **Wales Standards**) and statutory guidance to which Welsh RSLs must adhere. The overarching purpose of regulation is to protect tenants (now known as contract-holders in Wales) and public investment in the sector.

The Wales Regulatory Framework adopts a co-regulatory approach, meaning that Welsh RSLs are expected to proactively take responsibility for ensuring good regulation of the sector and individual organisations. At the centre of a co-regulatory approach is the boards' absolute responsibility for effective governance, performance and financial viability. Each Welsh RSL is required to undertake a robust annual self-evaluation of governance, service delivery and financial viability in delivering its purpose and objectives, including a statement of and compliance with each of the Wales Standards and detailed of the assurances that the board has relied upon to make its assessment. In August 2025 the Welsh Ministers introduced a new requirement to include a Compliance Improvement Plan in relation to any identified areas of non or partial compliance.

The system of regulatory oversight also includes review by the Welsh Ministers, at least annually, of each Welsh RSL, including a desk-top review of its self-evaluation, its Compliance Improvement Plan and financial viability metrics alongside regulatory intelligence. Periodically, the Welsh Ministers undertake a more in-depth assessment of each Welsh RSL, with the frequency dependent on the risk and complexity of each organisation. A Regulatory Assessment will result in the issuance of a new regulatory judgment for governance (including service delivery) and financial viability.

A more in-depth assessment may also be triggered by concerns arising in the course of an annual review. Regulatory intervention will typically involve close involvement in developing an improvement plan to address areas of concern. While Welsh RSLs are expected to voluntarily address concerns, the Welsh Ministers have a number of statutory enforcement and intervention powers available to them under the 1996 Act in certain circumstances, including where a Welsh RSL has failed to comply with a standard or associated guidance, any applicable statutory requirement, an earlier enforcement notice or undertaking and/or where contract-holders' interests of the Welsh RSL's assets require protection. These statutory powers include imposition of penalties and/or compensation, procuring emergency remedial action, undertaking a statutory inquiry, performance improvement notices, appointment and removal of board members, transferring management functions, restricting dealings, transfers of land, amalgamations and winding up.

The DFC operates its statutory function under Article 4(1)(c) of The Housing (Northern Ireland) Order 1992 as amended by the Housing (Amendment) Act (Northern Ireland) Act 2020, with the Housing Regulation Branch undertaking the regulation activity as the regulatory authority for RHAs to promote a viable, efficient and well-governed social housing sector.

Deregulatory measures were implemented in Northern Ireland on 28 August 2020 by the introduction of section 1 of the Housing (Amendment) Act (Northern Ireland) Act 2020. As such, there is no longer any requirement for consent by the DFC to disposals by the RHAs.

The regulatory process and regime for RHAs has also undergone changes by virtue of the Housing (Amendment) Act (Northern Ireland) Act 2020. The framework (the **NI Regulatory Framework**) is set out in the DFC's publication "Regulatory Framework for Registered Housing Associations in Northern Ireland" dated March 2024 and effective from 1st April 2024 (which replaces the DFC publication "How We Regulate: An overview of our Regulatory Framework Standards"), "How We Regulate – Group Structures and Partnerships" and "How We Regulate – Notifiable Events" dated August 2020. The approach in the NI Regulatory Framework focuses on whether RHAs comply with the three key standards, which are: governance;

financial; and consumer. RHAs are awarded a regulatory rating depending on the level of compliance with the three standards. The DFC will take action where necessary to safeguard the interest of tenants and other services users where there is a failure to achieve the standards set out in the NI Regulatory Framework and this indicates poor governance or financial management.

Housing quality

A confluence of factors is driving substantial increased investment by housing associations in their existing housing stock.

Awaab's Law

The UK social housing sector has been subject to intense scrutiny following the death of a child in 2020 from a respiratory condition largely caused by extensive and untreated damp and mould in a local authority owned home. In response, the SHRA 2023 included new requirements with a view to maintaining housing quality standards and holding Registered Providers to account for failures to deal adequately with disrepair, poor quality housing and health and safety concerns. MHCLG's predecessor department consulted in early 2024 on detailed proposals including the introduction of statutory timeframes in which Registered Providers must respond to complaints about significant health and safety hazards. The consultation proposal included all of the hazards identified as such within the Housing Health and Safety Rating System where the risk to the health and safety of the tenant would be significant.

On 27 October 2025, the secondary legislation "The Hazards in Social Housing (Prescribed Requirements) (England) Regulations 2025", commonly known as Awaab's Law, officially came into force. This began a two year phased introduction of mandatory timeframes for remediation of hazards to health and safety in social housing. On 27 October 2025, the Government also published non-statutory guidance for both social landlords and tenants in social housing.

Phase 1 of Awaab's Law introduced strict statutory timeframes which apply to damp and mould hazards that present a significant risk of harm, ("significant hazards"), and all emergency hazards. Registered Providers must investigate any potential emergency hazards and, if the investigation confirms emergency hazards, undertake relevant safety work as soon as reasonably practicable. The investigation and the work must both take place within 24 hours of becoming aware of the hazard. In 2026, the requirements will be extended to other hazards such as fire, excess cold, structural collapse, and hygiene issues (Phase 2). In 2027, most remaining hazards under the Housing Health and Safety Rating System will be included, except overcrowding (Phase 3). Awaab's Law inserts terms to this effect into social housing tenancy agreements and tenants can take legal action through the courts for breach of contract.

Housing Ombudsman

Since 2020, the Regulator of Social Housing and the Housing Ombudsman have been increasingly proactive in their oversight capacities in seeking to ensure Registered Providers give due attention and undertake timely corrective action in respect of issues of damp and mould, including the issuance of specific regulatory guidance. The Regulator of Social Housing may investigate individual complaints where they consider that the issue may be material to a landlord's delivery of the outcomes required by a Standard, and the Housing Ombudsman also has statutory powers to deal with individual complaints. The SHRA 2023 strengthened the role of the Housing Ombudsman in order to provide tenants with a means of complaint and redress for inadequate housing provision by Registered Providers. A revised Complaints Handling Code (the **Code**), setting out good practice for Registered Providers in responding to complaints fairly and effectively, was given a statutory footing from 1 April 2024. Registered Providers are required to carry out an annual assessment against the Code to ensure their complaint handling remains in line with its requirements and to publish the results. The Housing Ombudsman, who from 1 April 2024 has a statutory duty to monitor compliance (regardless of whether complaints are received), is actively enforcing the Code. These changes have resulted

in the Housing Ombudsman experiencing a significant increase in enquiries and complaints, determinations made, and remedies awarded (including financial compensation).

Decent Homes Standard

The Decent Homes Standard defines minimum standards which apply to all social housing in England. Although it was reviewed in 2021 and 2022, and consulted on in October 2022, no update has been made since 2006. Finally, an updated and modernised draft of the Decent Homes Standard was published in July 2025 for consultation, containing significant changes to the current version. These include new requirements relating to the state of repair, damp and mould, safety and security of homes and minimum energy efficiency standards. It no longer has age limits for building components but rather focuses on the actual state of repair and revises the minimum level of facilities required for a residence to be meet the criteria for a “decent home”. The updated *Decent Homes Standard* will apply to both the social housing and the private rented sectors. The publication of the final version was promised by the end of 2025, but it will be in force no earlier than 2035, to give landlords time to phase work, spread costs, to support spending on routine repairs and new supply. The revised *Decent Homes Standard* proposes to include minimum energy efficiency standards and, to this end, a separate consultation is running simultaneously on improving energy efficiency in socially rented homes. The proposals would require landlords to meet an updated EPC fabric metric at band C, and either the new heating system or smart readiness metric, with a suggested cost cap of £10,000 per home and an implementation date of 2030.

Electrical Safety

The Electrical Safety Standards in the Private Rented Sector (England) (Amendment) (Extension to the Social Rented Sector) Regulations 2025 introduce mandatory electrical safety checks within the social rented sector. This brings the statutory requirements for the social rented sector into alignment with the requirements already applicable to private sector landlords. The regulations came into force on 1 November 2025 for social housing tenancies granted after 1 December 2025, and will come into force on 1 May 2026 for existing tenancies. In practice many Registered Providers already follow a five yearly cycle for electrical inspections.

Cost implications

There have been, and inevitably will continue to be, cost implications for Registered Providers arising from compliance with the obligations and regulatory requirements that have already been implemented and those that are still to come into force. Registered Providers are reliant on the availability of skilled labour to deliver programmes of major repairs and maintenance, comply with safety requirements (including building safety, see below), and deliver key services to tenants. The Regulator of Social Housing's latest sector risk profile highlighted that a tight market for such labour is currently driving up costs and exacerbating underlying skills shortages.

Housing Quality Requirements - Wales

The Renting Homes (Wales) Act 2016 (**RHWA**) places an obligation on all Welsh RSLs to ensure that a dwelling is fit for human habitation (**FFHH**) on the date of occupation by contract-holders and throughout the term of their occupation contract. Part 4 of the RHWA sets out the requirements of fitness for human habitation and is supplemented by the Renting Homes (Fitness for Human Habitation) (Wales) Regulations 2022 (**the FFHH Regulations**). The RHWA makes no distinction in this regard between private rented and social housing.

The RHWA and associated regulations reference the 29 prescribed hazards (matters and circumstances) set out in Schedule 1 of the Housing Health and Safety Rating System (Wales) Regulations 2006. They also provide a remedy for contract-holders to address concerns regarding the quality of their accommodation that fall outside the landlord's repairing obligations. Under section 92 of the RHWA, Welsh RSLs are also required

to keep the dwelling in good repair, including the structure and exterior of the dwelling as well as the service installations.

The Welsh Ministers have issued statutory guidance including the Welsh Housing Quality Standard (as further updated in April 2024, the **WHQS**) concerning the physical standard and condition of social rented housing stock. The purpose of the WHQS is to ensure that all social housing in Wales is of good quality, by setting a target for the condition of all social housing in Wales to be implemented from 1 April 2024.

To meet the WHQS, homes must:

- be in a good state of repair;
- be safe and secure;
- be affordable to heat and have minimal environmental impact;
- be fitted with up-to-date kitchens and utility area and an up-to-date bathroom;
- be comfortable and promote wellbeing;
- have a suitable garden; and
- have an attractive outside space.

A key element of the WHQS is the reduction of carbon emissions from homes, in order to support its stated aim to achieve Net Zero across social housing by 2033 (see below). It also requires landlords to give consideration to measures that alleviate digital exclusion amongst tenants.

Since the increased scrutiny and events resulting in Awaab's Law in England, the Welsh Ministers have increased their focused engagement with Welsh RSLs to seek assurances in relation to identification and remediation of damp and mould and other disrepair issues. They intend to issue, as an addendum to WHQS, a further rule in relation to Welsh RSL's response to damp, mould and other hazards. Once any required consultation is complete and the rule finalised, the rule will need to be met in order to comply with WHQS.

The Welsh Government is aiming to ensure all existing social housing meets the WHQS by 2034. Welsh RSLs are required to report annually on their progress towards this goal on a per property basis and to undertake and share a Housing Health and Safety Rating Assessment on any properties that fail certain elements of the WHQS.

On 8 November 2024, a Divisional Court handed down judgment in the test case of *Coastal Housing Group Ltd & Ors v Mitchell & Ors*, which was brought by four Welsh RSLs. The test claims sought declarations as to the proper construction and effect of certain provisions of the RHWA, the FFHH Regulations and the Renting Homes (Supplementary Provisions) (Wales) Regulations 2022 and the relevant terms of occupation contracts between Welsh RSLs and contract-holders. The claims were brought because the claimant landlords recognised that they were under an obligation to give electrical condition reports (**ECRs**) to the defendants under the RHWA. Although they commissioned and obtained these reports, they failed to provide them to contract-holders, including the defendants, by the due dates. Principally, the Court held that the failure of the Welsh RSL claimants to provide contract-holders with electrical condition certificates meant that they were in breach of regulation 6 of the RRHH Regulations, and as a result, the contract-holders' dwellings were unfit for human habitation within the meaning of regulation 11 of the Renting Homes (Supplementary Provisions) (Wales) 2022. Payment of rent was therefore not required during the relevant period of unfitness. However, in [*Beacon Cymru Group Ltd \(formerly Coastal Housing Group Ltd\) v Mitchell* \[2025\] EWHC 2477 \(Ch\) \(2 October 2025\)](#) the court dismissed counterclaims by the contract-holders, ruling that rent paid voluntarily during the relevant period of unfitness did not need to be repaid by the landlords.

In addition, the Welsh Government's publication, *Welsh Development Quality Requirements 2021 Creating Beautiful Homes and Places* (the **WDQ Requirements**) sets out the minimum functional quality standards for new and rehabilitated social housing. They include ambitious decarbonisation and energy requirements. The WDQ Requirements apply to all publicly funded affordable housing schemes submitted to the Welsh Government at "concept" stage for technical scrutiny from 1 October 2021. They also apply in part to new affordable homes delivered through planning agreements (under section 106 of the Town and Country Planning Act 1990).

Housing Grant

Grant funding (**Grant**) is allocated by central government in periodic affordable homes programmes to support the capital costs of developing affordable housing for rent or sale on shared ownership terms. Allocation of funding outside London under these programmes is administered by Homes England, an executive non-departmental public body, sponsored by MHCLG. Grant for affordable housing development within London is administered by the Greater London Authority.

Historically, Grant has been a critical part of the funding mix for Registered Providers, sustaining their ability to provide housing for rent at below market level rents or on subsidised home ownership terms.

Under the Affordable Homes Programme 2021 to 2026 (**2021-26 Framework**), over £7.39 billion has been made available for the supply of new build affordable housing outside London, with a further £4 billion available under the Homes for Londoners: Affordable Homes Programme 2021-2026. Further top ups of £500 million and £350 million were announced in October 2024 and February 2025 respectively.

Grant under the current 2021-26 Framework may support a variety of tenures including social rent, affordable rent (see below), shared ownership and rent to buy (where rent is set at or below 80 per cent. of the local market rent for 5 years (or more) to allow the tenant to save for a deposit or to purchase on shared ownership terms). Not all of the available funding is allocated from the outset of a programme, and bidders may bid for the remaining funding for development opportunities as these arise during the programme, provided they can be delivered within the programme timescales. Alongside funding for individual development schemes, Homes England operates a strategic partnership framework for allocation of funding on a tailored, longer term basis. Those appointed as Homes England's strategic partners under this framework are typically amongst the larger Registered Providers, although the bidding process is also open to local authorities and developers with a strong track record of delivering new affordable housing. The Capital Funding Guide contains the rules and procedures for developing homes through the Affordable Homes Programme.

On 11 June 2025 the UK Government announced a new ten year £39 billion funding programme that will succeed the 2021 – 26 Framework (the *Social and Affordable Homes Programme* or *SAHP*). £2 billion of this had previously been announced and will be made available in the 2026-2027 funding period on the same terms as the 2021 – 26 Framework. Up to 30% (£11.7 billion) will be allocated to housing delivery in London through the Greater London Authority. The remainder will continue to be administered through Homes England. The six Established Mayoral Strategic Authorities (**EMSAs**) have provided details of their strategic priorities in the *SAHP* guidance, and partners using grant funding to support social and affordable housing delivery in EMSA areas will be expected to demonstrate how they are meeting the relevant EMSA priorities, alongside national priorities. The *SAHP* will focus on new supply but it will also continue to support some regeneration schemes that provide a net increase in homes on a site. 60% of homes delivered through the *SAHP* will be social rent, with the remainder available for other social housing tenures.

Bidding is expected to open in February 2026 ahead of the launch of the programme in April 2026. Bids will continue to be allowed either:

- on an ongoing basis for individual projects or (following a pilot funding scheme in 2025) a portfolio of pre-identified sites, with priority given to completions scheduled before 31 March 2029; and/or

- under the Strategic Partnership route for Registered Providers delivering at scale, local authorities, developers (that either plan to sell homes to Registered Providers for additional affordable housing over and above planning requirements or are Registered Providers contracting with developers to acquire additional affordable housing at scale) and - a new category - for specialist and supported housing delivery. Homes must be completed by 31 March 2036. Grant is not attributed until homes are completed.

In Wales, Social Housing Grant (**SHG**) is the main capital grant funding provided by the Welsh Government to support the provision of affordable housing for rent or sale. SHG is allocated via local authorities to their chosen Welsh RSL partners to fund housing schemes that meet locally identified needs and priorities. Local authorities monitor delivery of grant funded programmes, while the Welsh Government monitors at a national level.

The terms of SHG include a requirement that a legal charge is granted in favour of the Welsh Government over the funded property(ies). The Welsh Government, on request, will enter a deed of postponement in respect of any completed property that is to be charged as security for borrowing.

The Welsh Government also administers a dowry gap fund to help housing associations improve their social housing stock.

Social Housing Rents

Rent levels and rental increases for social rent and affordable rent within the social housing sector are strictly controlled in line with UK Government policy.

Registered Providers are required to set and increase social rents as prescribed in the Rent Standard and the Policy Statement on Rents for Social Housing published by the MHCLG. Service charges are outside the scope of the Rent Standard but increases are expected to be kept in line with rent increases.

The current Rent Standard and Policy Statement on Rents for Social Housing was given effect from 1 April 2020 for a five year period from 2020 to 2025, and has been extended to apply for a further year to 1 April 2026. Since 1 April 2020 social rent and affordable rent were permitted to increase each year by up to the Consumer Price Index (**CPI**) plus 1 per cent.. However, due to sharp inflation in 2022-2023, the UK Government mandated revisions to the Rent Standard for the 12-month period from 1 April 2023 to impose a cap on any increase to social rent or affordable rent at the lower of (i) 7 per cent. or (ii) CPI plus 1 per cent., with limited exceptions. Many Registered Providers also committed to a voluntary equivalent cap to the rental increase on their shared ownership leases. Rent increases since April 2024 have not been subject to the 7 per cent. cap but remain limited to CPI plus 1 per cent..

The mandated rent reductions of 2016 to 2020 and the cap imposed in 2023-2024 (notably in the context of building safety requirements, rising repair costs, interest rates and inflation being in excess of such cap) have significantly weakened the sector's financial capacity. The UK Government has acknowledged this and is looking to rent policy reform as a means to rebuild financial capacity. In its Spending Review on 11 June 2025, the UK Government announced a 10 year rent settlement allowing annual rent increases of up to CPI plus 1% for 10 years from 1 April 2026. This represents a 5 year extension on the proposals published for the 5 year period from 1 April 2026.

The housing association sector has been lobbying for the ability to correct the current disparities across social rents, caused by historical regulation and implementation, through "convergence", so that tenants pay a similar rent for similar properties. Convergence would allow Registered Providers to gradually increase rents that are below the earnings-linked social rent formula to achieve alignment across their social rented stock. In the second limb of the Government's rent policy reform, a consultation commenced in July 2025 in relation to a proposed 10 year period of rent convergence. The final mechanics will be published in January 2026 and then implemented along with the new *Policy Statement on Rents for Social Housing* from April 2026. The

consultation estimated that the proposals could result in Registered Providers receiving between £5.3 billion and £6 billion more in rental income over the 10 year period.

Since 2011, where a Registered Provider has entered a housing supply delivery agreement with Homes England or the Greater London Authority, that agreement may allow the Registered Provider to charge "affordable rent" if certain conditions apply. "Affordable rent" means the rent (inclusive of service charge) for a new tenant under a new tenancy may be up to 80 per cent. of market rent (unless this is lower than the social rent for the property). The Regulator of Social Housing has issued guidance on how market rent is to be calculated, including service charges. The grant agreement in respect of funding given under the 2021-26 Framework is a housing supply delivery agreement to charge an affordable rent.

The UK Government's consultation (October to December 2024) on the new rent settlement to be in force from April 2026 proposed a new category of affordable rent which does not need any form of agreement with Homes England, the Greater London Authority or the Secretary of State. The only criterion is that the property has never been let at social rent. This will provide more flexibility with new housing stock.

The Welsh Ministers have powers to set standards of performance in relation to rent charged by Welsh RSLs, pursuant to the HAA 1985, the 1996 Act and the Housing (Wales) Measure 2011. Target rent bands, including annual statements in relation to increases, are published by the Welsh Ministers.

The Rent and Service Charge Standard published by the Welsh Ministers for the period from April 2026 to March 2036 allows maximum increases in social housing rents of CPI+1 per cent., provided that CPI is between 0 per cent. and 3 per cent.. Where CPI falls between 3% and 5% the maximum weekly increase in social housing rents is CPI + 0.5%. Should CPI exceed 5 per cent. (as published by the Office of National Statistics for September), the Welsh Ministers are required to determine the appropriate uplift to be applied for the subsequent year.

Service charges must be set at a level which is reasonable and affordable with an annual review of value for money required. The Rent and Service Charge Standard does not apply to certain property types that may be owned or managed by Welsh RSLs, such as extra-care housing, other supported housing, housing units that are not self-contained, shared ownership, market rental and intermediate rental properties and care homes.

The DFC is the regulatory authority for RHAs but does not publish regulatory guidance on rent increases. The Housing Executive (the public housing authority in Northern Ireland) uses a set formula to work out how much rent should be charged on its properties using a value derived from a points system based on a building's type, age, size and various other factors. The Housing Executive may ask RHAs to adopt a particular rent increase, although it is not compulsory for RHAs to follow the points system and they are able to decide on a rent policy of their own.

Shared Ownership

Many Registered Providers and Welsh RSLs own and manage shared ownership portfolios. 'Shared ownership' refers to a tenure where the terms allow tenants to pay a percentage (previously between 25 per cent. and 75 per cent., but the minimum has been reduced to 10 per cent. for shared ownership homes funded under the 2021-26 Framework) of the value of their home. Under a lease agreement with the Registered Provider landlord, the tenant will pay rent on the remaining percentage share. The lease includes a right to purchase the remaining share of the property in incremental stages (staircasing). Any sales receipt, including the appropriate proportion of Homes England funding, must be reinvested in the further new supply of shared ownership homes.

The Right to Shared Ownership applies as a condition of grant funding to all social and affordable homes built through the 2021-2026 Framework (save where certain limited exemptions apply). Model leases are published by Homes England and may only be varied with consent. Rent increases apply annually in line with the prescribed terms. In October 2023, MHCLG released new guidance changing the basis of the rent review in

future shared ownership leases that are grant funded by either Homes England or the Greater London Authority (and some section 106 arrangements). The change from an RPI basis to a CPI basis for rent reviews brings shared ownership rents more into line with general needs rents.

The Renters' Rights Act 2025 (**RR Act**), which received Royal Assent on 27 October 2025, introduces significant changes to the legal framework for renters in England - see below for more detail of the general impact. The changes include major reforms to shared ownership. Under the current system, shared ownership leaseholders are treated as assured tenants under the Housing Act 1988. This allows landlords to use Section 8 notices to seek possession. Pursuant to section 31 of the RR Act, shared ownership leases will be considered "long leases" and must be treated as such. This will mean that, from 27 December 2025 when (inter alia) this provision is in force, landlords of shared ownership properties will be unable to use section 8 possession proceedings as a method of recovering rent or service charge arrears. Instead, landlords will need to use the forfeiture process. Some transitional provisions apply, allowing landlords who have a valid Section 8 notice prior to 27 December 2025 to continue to use this process until the proceedings conclude or become time-barred.

The Leasehold and Freehold Reform Act 2024 (**LFRA 2024**) was given Royal Assent on 24 May 2024. This Act introduces more rights, powers and protections to long leaseholders and bans the sale of new leasehold houses. Shared ownership leases are expressly permitted, provided they meet the conditions set out in paragraph 7 of schedule 1 of LFRA 2024. LFRA 2024 imposes statutory requirements on permitted leases in relation to the content of promotional material and advance transaction warning notices. Breach of these requirements could invoke financial penalties. It also clarifies the legal position of shared ownership leaseholders in respect of lease extensions and valuation mechanisms, collective enfranchisement and right to acquire the freehold. These provisions of LFRA 2024 are not yet in force. The majority of the provisions apply to Wales, with the Welsh Government intending to introduce subordinate legislation to implement the relevant provisions of the LFRA 2024.

Renting Homes (Wales) Act 2016

The RHWA represents a fundamental change in tenancy law in Wales. Following implementation on 1 December 2022, the majority of tenancies and licences in Wales were replaced by a standardised agreement referred to as an "occupation contract". The RHWA distinguishes between private landlords and community landlords, and between "standard" and "secure" occupation contracts. Tenants are now known as contract-holders. Occupation contracts include key matters, fundamental terms, supplementary terms and additional terms. Fundamental terms set out the most important aspects of the contract. Some fundamental terms cannot be modified. Others can be modified or removed but only where they are agreed between the parties and are modified/removed in favour of the contract-holder. Supplementary terms are set out in regulation made by the Welsh Ministers. Where agreed between the parties, supplementary terms can be removed or modified in favour of either party, provided that this wouldn't make those terms incompatible with a fundamental term. The RHWA also implemented new rules regarding repossession and introduced enhanced succession rights. It requires landlords to ensure their properties are fit for human habitation.

Rent Reform

The RR Act received royal assent on 27 October 2025. The aim of the RR Act is to fundamentally reform the English private rented sector, as envisaged in the 2022 white paper, "*A fairer private rented sector*". The RR Act will impact all residential tenancies including social and other low-cost rented accommodation as well as market rent housing. It will require many practical changes to the business of Registered Providers and Welsh RSLs including to their policies, third party contractual arrangements, tenancies, nominations agreements, the management of shared ownership leases, headleases, and any market rent elements of their business.

Market rent products owed by social landlords or their subsidiaries will be impacted from 1 May 2026, when assured shorthold tenancies will be converted to assured periodic tenancies. Fixed term tenancies will no longer exist and tenancies will continue on a periodic basis until ended by the tenant or by the landlord in accordance with their contractual and statutory rights. From 1 May 2026, private landlords and social landlords

with market rent tenancies will no longer be able to use section 21 of Housing Act 1988 (no fault eviction) to regain possession, subject to some transitional provisions if notices were served before this date. To compensate for the removal of section 21, a number of additional mandatory grounds for possession have been added, and landlords will need to follow the section 8 eviction procedure and apply to the courts if the tenants do not leave voluntarily. In response to concerns that the courts will not have capacity to deal with legitimate applications in a timely manner, the UK Government has confirmed that more funding will be provided to the Courts and support given to move the possession process to a new digital end-to-end possession service in the county courts.

The RR Act will also introduce other protections for private sector tenants such as:

- it will become illegal for landlords to discriminate against tenants in receipt of benefits or with children when choosing to let their property.
- landlords will not be able to rely on rent increase clauses within their tenancy agreements but will need to rely on an amended section 13 Housing Act 1988 procedure which will limit rent increases to no more than once a year in accordance with a prescribed statutory process, including 2 months' notice. Tenants will have a route to challenge the level of rent increases.
- local housing authorities' enforcement powers will be strengthened with wider civil penalties, and they will have new investigatory powers to enforce housing standards more effectively.

The UK Government intends to extend the tenancy reforms of the RR Act to social housing tenancies in 2027, following further consultation with social landlords and the Regulator of Social Housing. This will allow the regulatory Standards, primarily the Tenancy Standard and the Rent Standard, to be updated where they will be impacted by the reforms.

Leasehold Reform

The LFRA 2024 aims to bring about significant reforms to long leasehold ownership and freehold property owners on private estates. Its headline changes include a ban on new leasehold houses, changes to the rights of existing long leasehold owners to extend their lease and to buy their freehold (enfranchisement), and removal of certain legislative barriers to the same. LFRA 2024 also introduces greater transparency around service charges and measures to alleviate the cost burden on leaseholders wishing to bring challenges against landlord poor practice. It extends equivalent rights of redress and transparency to freehold owners on private estates. Most of the LFRA 2024 requires an extensive programme of secondary legislation for its implementation in both England and Wales, which the MCHLG committed to delivering from January 2025 onwards. Some LFRA 2024 provisions have been implemented since then, including the removal of the two-year qualifying criteria for certain lease extensions and freehold purchases (January 2025), and changes to the Right to Manage (March 2025). A consultation on the next phase of implementation closed on 26 September 2025, including proposals geared towards greater transparency for services charges, "major works" consultations and procurement of buildings insurance. The proposals also include rebalancing the litigation costs regime and explore additional leaseholder protections. The measures are likely to lead to more challenges by leaseholders and could result in higher litigation costs for registered social landlords. Managing agents will also be required to hold recognised qualifications if the proposals are implemented.

Commonhold

LFRA 2024 implements some of the Law Commission's recommendations contained in their report, '*Reinvigorating commonhold: the alternative to leasehold ownership*', first published in 2020. The Government has committed to enacting the remainder of the recommendations in that report. To that end, on 3 March 2025, the MHCLG published the *Commonhold White Paper* which proposes landmark reforms for the leasehold tenure.

Commonhold ownership is a form of freehold ownership where individual property owners each own their unit outright. This allows individual properties within a building or larger development to be owned on a freehold basis. Commonhold tenure was introduced in 2004 by the Commonhold and Leasehold Reform Act 2002 but it has not been widely adopted. The *Commonhold White Paper* proposes a comprehensive new commonhold framework and a ban on the sale of leasehold flats, so that commonhold becomes the default tenure for new housing and mixed-use developments. The Law Commission report recommends that shared ownership leases continue within a new replacement commonhold legal framework via an exemption, however the Government will need to consult on the details of how this can be achieved.

The *Commonhold White Paper* will be followed by draft legislation, the *Leasehold and Commonhold Reform Bill* along with formal consultations on some aspects of the proposals. The proposals have not been widely welcomed by property professionals and the wide implementation of commonhold is far from certain.

Registered Providers and Welsh RSLs will be affected by the changes under LFRA 2024 and the additional forthcoming Leasehold and Commonhold Reform Bill to varying degrees, based on the legal basis and tenures utilised for affordable housing development, private market and/or mixed tenure developments and shared ownership activities in which they are engaged.

Welfare Benefit Reform

Background

Most social housing tenants rely on one or more welfare benefits for at least part of their income. According to research in 2014 by the Joseph Rowntree Foundation on the impact of welfare reform on social landlords and tenants, 90 per cent. of social housing tenants receive some form of income support through the welfare benefit system. As a result, changes to the welfare benefit system can materially impact the ability of social housing tenants to meet their housing costs. There have been a range of reforms of the welfare benefit system in the last decade that have had and still have the potential to impact housing affordability for social housing tenants, including capping the overall amount of benefits households can receive, consolidating multiple benefits into a single payment (**Universal Credit**) and reforms specific to housing such as the Occupation Size Criteria.

Universal Credit

Universal Credit, introduced under the Welfare Reform Act 2012 for England and Wales and under the Universal Credit Regulations (Northern Ireland) 2016 for Northern Ireland, replaced six existing means-tested benefits and tax credits for working-age families, namely income support, income-based jobseeker's allowance, income-related employment and support allowance, housing benefit, child tax credit and working tax credit with a single monthly payment, transferred directly into a household bank account of choice. Deductions may be made at source for overpayments, arrears and advance loans.

There are three types of alternative payment arrangements available for claimants: (a) direct payment of the housing cost element to landlords (known as managed payments) for those claimants who may need extra support in managing the payments; (b) splitting of payments between members of a couple (in exceptional circumstances); and (c) more frequent payment of benefit where a claimant is in arrears with their rent for an amount equal to, or more than, two months of their rent or where a claimant has continually underpaid their rent over a period of time, and they have accrued arrears of an amount equal to or more than one month's rent.

If the Department of Work and Pensions (the **DWP**) does not set up a managed payment, Registered Providers can request a managed payment and inform the DWP of other reasons why a managed payment might be needed. Landlords can request deductions from a claimant's Universal Credit to repay existing rent arrears, known as third party deductions. Deductions will be a minimum of 10 per cent. and a maximum of 20 per cent. of a claimant's Universal Credit standard allowance.

Household Benefit Cap

The total household benefit cap (the combined income from a number of welfare benefits for those receiving housing benefit or Universal Credit and that are of working age) is £22,020 per year for couples or single parents with resident children (or £25,323 for Greater London) and £14,753 per year for single people without children (or £16,967 in Greater London). Measures to implement the lowering of the threshold were included in the Welfare Reform and Work Act 2016 which applies to Registered Providers and to Welsh RSLs; the Welfare Reform (Northern Ireland) Order 2015 establishes the same thresholds for RHAs.

Exemptions to the total household benefit cap can apply to those tenants who qualify for working tax credit; are above the qualifying age for pensions credit; obtain certain benefits for sickness and disability; or claim a war pension. The benefit cap will not apply in circumstances where a tenant or a tenant's partner is in receipt of, or is responsible for, a child or young person who is in receipt of benefits such as disability living allowance, personal independence payment or carer's allowance.

Occupation Size Criteria or Bedroom Entitlement

There is a size criterion for working age social housing tenants in receipt of housing benefit known as the "removal of the spare room subsidy" or "bedroom tax". The arrangements allow each of certain defined categories of people (such defined categories being: (a) a couple, (b) an adult (over 16), (c) two children of the same sex, (d) two children under the age of 10, (e) any other child, (f) those with a disability, and (g) a non-resident overnight carer) to be entitled to one bedroom. Exceptions will also be applied to properties adapted under a sanctuary scheme. Where a household has one extra bedroom, housing benefit is reduced by 14 per cent. of the rent charge. Where a household has two or more extra rooms, the reduction to housing benefit is 25 per cent.

The relevant sections of the WRA 2012 apply to Registered Providers and Welsh RSLs. There is a comparable regime in Northern Ireland, governed by the Housing Benefit (Amendment No.2) Regulations (Northern Ireland) 2016, and the Housing Benefit (Welfare Supplementary Payment) Regulations (Northern Ireland) 2017. The Northern Irish Assembly established a fund to offset cuts to housing benefit as a result of the "bedroom tax". Any money lost is replaced from the fund, which was initially available until March 2020. The Northern Irish Assembly has announced that they will continue to make replacement payments, with the deadline currently unknown.

Tenancy Reform

The RHWA represents a fundamental reform of tenancy law impacting Welsh RSLs. In force as of 1 December 2022, all current forms and tenures of tenancy agreement were replaced by a standardised agreement referred to as an "occupation contract". The RHWA distinguishes between private landlords and community landlords, and standard and secure occupation contracts. The legislation requires certain fundamental rights and obligations be included and, alongside certain supplemental terms, these are automatically incorporated into all occupation contracts. Supplemental terms may be modified by bespoke agreement, but most fundamental terms cannot be varied except in favour of the contract-holder. The RHWA also implemented rules regarding repossession and security of tenure and places an obligation on all landlords to ensure that a dwelling is in repair and fit for human habitation. Part 4 of the RHWA sets out the requirements of fitness for human habitation and is supplemented by the Renting Homes (Fitness for Human Habitation) (Wales) Regulations 2022. The RHWA makes no distinction in this regard between private rented and social housing.

Homelessness and Social Housing Allocation (Wales) Bill

In May 2025 the Welsh Government introduced the Homelessness and Social Housing Allocation (Wales) Bill (the **Homelessness Bill**). The Homelessness Bill represents a radical transformation of homeless legislation in Wales through the expansion of access to homelessness services and support for those who need it, broadening responsibility of local housing authorities to identify and respond effectively to those who are

homeless or at risk of homelessness, and changes to the rules of allocation of social housing to prioritise those who need it the most. With a view to maximising the use of social housing to relieve homelessness, local authorities will be able to request that social landlords make an offer of suitable accommodation in their area for a specific applicant owed the final homelessness duty, require information in relation to accommodation held by the social landlord, and the social landlord must, within a reasonable period, comply with this request unless there they have good reason for not doing so. The Welsh Ministers will have power to issue guidance on what constitutes a reasonable period for compliance, a good reason for a social landlord's non-compliance, and what is a reasonable request for information. It is proposed that a Common Housing Register and an Accessible Housing Register will be mandatory.

Government Policy: "Right to Buy"

Since October 1980, tenants of council-owned properties have had a form of statutory right to buy their home (RTB). Many councils subsequently transferred their stock to housing associations, and on such transfers the RTB was preserved. As a rule, assured tenants of housing associations do not have the RTB on the same terms as council (or former council) tenants. From 2012 onwards, the maximum cash discounts were increased significantly from regional levels (ranging from £16,000 to £38,000) to a new national level with higher maximum discounts in London. From 2014 these levels have increased annually in line with the percentage change in the CPI rate of inflation. By 2024, the maximum discounts available reached £136,400 in London and £102,400 outside of London.

Limited voluntary right to buy (VRTB) schemes for secure tenants of Registered Providers were trialled in 2015 and 2018, subject to certain conditions that were negotiated by the National Housing Federation (NHF) as representative body for Registered Providers. One of the conditions was that a new affordable property must be built for every home sold under VRTB, but this condition was not met. These pilot schemes have now closed, and the VRTB has not been implemented nationally.

A statutory right to acquire (RTA) applies to certain tenants of Registered Providers under the Housing Act 1996. The RTA operates in broadly the same way as the statutory right to buy, except for two key differences: (i) the Registered Provider may sell an alternative property, and (ii) the discount is substantially smaller (maximum £16,000) and does not vary depending on the number of qualifying years as a tenant.

RTB, VRTB and RTA sales have had a detrimental impact on the volume of stock available for social rented housing and have been a major contributory factor in the current shortage of UK social housing. The UK Government therefore introduced changes, effective from 21 November 2024, that reduce RTB discounts to their pre-2012 levels and reduce if the landlord has spent money on building, buying, repairing or maintaining the home over a certain period of time. If the landlord has spent more than the current value of the property, no discount will be available.

The UK Government does not intend to abolish the RTB and similar schemes yet, but these changes are likely to have a strong impact on take up. A further consultation has been undertaken on wider reforms to RTB, covering tenant eligibility, exemptions, discount as a percentage of property value, restriction on future sales and lettings of homes bought using RTB, supporting the replacement of social housing and measures preventing any newly built social and affordable homes from being purchased under the RTB for the first 35 years after being built. In addition, the right to buy will not be extended to housing associations. The UK Government has promised to legislate for the proposed reforms when parliamentary time allows.

Welsh RSLs have long been subject to a right to buy framework, however this was abolished under the Abolition of the Right to Buy and Associated Rights (Wales) Act 2018, which came into force on 24 March 2018. Under this legislation, contract-holders of Welsh RSLs in new homes can no longer exercise a right to buy or right to acquire.

RHA tenants were offered a right to buy discount of up to £24,000, pursuant to the Housing (Northern Ireland) Order 2003, however this was abolished under the Housing (Amendment) Act (Northern Ireland) 2020, which

came into force on 28 August 2020. RHA tenants must have applied to purchase their home by 28 August 2020. Under this legislation, the statutory right of RHA tenants to buy ended on 28 August 2022. RHAs are able to choose a voluntary house sales scheme and to avail of grants from the DFC to provide tenants with discounts on such purchases. The DFC will decide the appropriate terms and conditions for any such grant.

Housing Shortage

In recognition and response to the cumulative shortage of housing the labour party manifesto for the 2024 election was to deliver 1.5 million new homes over its term in government. Since being elected in July 2024, the Labour government has reiterated its commitment to fulfil this manifesto pledge, with specific reference to a necessary increase in new social housing. This is an ambitious target. Development of new-build social housing is secondary to core housing association activities. Many Registered Providers and Welsh RSLs have scaled back their development programmes in the wake of high inflation and to prioritise the remediation of existing damp, mould and other housing quality issues (see above), fire safety (see below) and decarbonisation retrofit works (see below). The reform of UK building regulation has also contributed to the slowdown of development activity generally. Gateway 2 approvals (see below) are taking much longer than the statutory 8-12 weeks and this has been causing project delays and exacerbating the decline in new build completions that are desperately needed. In addition, the UK Government consulted in 2025 on changes to landfill tax that, if implemented, will significantly impact the cost of building new homes.

The current UK Government is taking a multi-faceted approach to reinvigorating residential development. In its Spending Review on 11 June 2025, it announced the creation of a National Housing Bank as the delivery vehicle for government support for housebuilding. The National Housing Bank is a publicly owned entity established as a subsidiary of Homes England and has £16 billion of financial capacity to support housebuilding through government guarantees, loans and equity investment, including £2.5 billion of loans allocated for social housing development. Some capacity will be devolved to Greater London Authority or mayoral strategic authorities and some will be devolved to the Welsh Government. The UK Government says the National Housing Bank will help to deliver 60,000 new homes in this parliamentary term and 500,000 overall.

The UK Government has also committed to reform of the planning system in order to remove barriers to construction of new homes, through the Planning and Infrastructure Bill that was presented to parliament on 11 March 2025. This bill includes various measures to streamline local plans, update the National Planning Policy Framework and reform planning committees. The reforms aim to boost housing and infrastructure development as well as support wider economic growth and achieve environmental goals. The changes to the planning system will interface with a new 10-Year Infrastructure Plan and are together likely to assist Registered Providers and Welsh RSLs who are looking to increase development activity over the next decade.

Building Safety

Various legislation has been enacted pursuant to the Phase 1 Report issued by the Grenfell Tower Public Inquiry and the recommendations of Dame Judith Hackitt in her independent review of fire safety and building regulations, in response to the 2017 Grenfell Tower fire disaster. The Phase 2 Report, issued in September 2024, recommended further changes that will impact the residential construction industry. In February 2025 the UK Government accepted the findings of the *Phase 2 Report* and promised to implement the vast majority of its recommendations.

Fire Safety Remediation

The Grenfell Tower fire immediately brought to light the necessity of large-scale remediation works, for which landlords are legally responsible. Over 1 in 7 social housing buildings in England have been found to be affected, and many Registered Providers have had to allocate substantial resources to address fire safety issues in their housing stock. The pace of remediation is slow, with landlords reporting to the Regulator of Social Housing that, as of 25 September 2025, work had started or was already complete on only 22.2% of affected buildings.

The UK Government's *Remediation Acceleration Plan* of December 2024, and updated in July 2025 (**RAP**), acknowledged barriers such as capacity, access to funding, capability and lengthy cost-recovery processes. In a move towards resolving the volume of social housing buildings in England which still have unsafe cladding, the Government has invited all social landlords with one or more residential buildings over 11m to sign up to a voluntary Joint Plan that will commit those social landlords to meet target dates for the remediation of unsafe cladding on residential buildings over 11m. Signing up to the Joint Plan also gives Registered Providers access to support and other measures aimed at accelerating the remediation works, but they must commit to pursuing out-of-court routes, for example mediation or adjudication, to resolve cost recovery disputes.

In any event the UK Government intends to introduce a statutory "Duty to Remediate" and enshrine target dates in law through the Remediation Bill. Once enacted, it will be an offence to obstruct the assessment or remediation of an unsafe building over 11 metres in height without reasonable excuse. Those hindering progress will face financial penalties as a deterrent. The Remediation Bill will put into statute the timescales for the completion of remediation currently set out in the RAP, with consequences for non-compliance:

1. Buildings over 18 metres must be remediated by the end of 2029. Any landlord who has failed to meet this deadline will face criminal prosecution, with unlimited fines and/or imprisonment.
2. Buildings over 11m must be either remediated or have a date for completion by the end of 2029. Failing this, the landlord will be escalated to the UK Government's regulatory partners for investigation and enforcement.

Where the deadline for remediation has passed, and enforcement options have not been effective, the First Tier Tribunal may grant permission to a local authority or Homes England to carry out the remedial works themselves and recover the costs of the same from the landlord or, if a landlord fails to repay, enforce the sale of the building to fund repayment.

The UK Government also intends, through new legislation, to strengthen sanctions and enforcement for non-compliance of Remediation Orders.

The Government established the Building Safety Fund (relating to buildings higher than 18 metres) (**BSF**) and a Cladding Safety Scheme (relating to buildings 11 to 18 metres high) (**CSS**) to assist with remediation costs. However, Registered Providers have found it difficult to access these funds as easily as private owners due to certain eligibility criteria, and in fact private landlords had received 90% of the available funding up to mid-2025. In June 2025, the UK Government confirmed over £1bn of new investment between 2026-27 and 2029-30 to accelerate the remediation of social housing, and committed to give social housing providers equal access to remediation funding as private building owners. In consequence, the eligibility criteria for the CSS has now been expanded to address the previous impediments for social housing providers.

Building Safety Act 2022

The Building Safety Act 2022 (together with related secondary legislation, the **BSA**) introduces fundamental reform of building safety requirements with the aim of ensuring that residents are safe in their own homes. The BSA lays a new framework of building safety requirements that impact the complete lifecycle of all residential buildings, from planning, design and procurement through to construction and post-construction, occupation and property management.

The BSA affects many aspects of the business of a Registered Provider and in particular, the procurement, development, construction, maintenance and management of high-rise residential buildings.

A new Building Safety Regulator has been established, with statutory responsibility for oversight of the new building control regulatory regime, supervision of all building control bodies and enforcement of building safety standards. In addition, it is responsible for implementing and enforcing a new, more stringent, regulatory regime for defined higher-risk residential buildings (**HRBs**), both existing and yet to be constructed.

One of the recommendations from the *Grenfell Phase 2 Report* is that there should be a review of the HRB definition so that it is not defined by reference only to the height of a building but rather to take into account the use of the building and the nature and vulnerabilities of the occupants of the building. The Building Safety Regulator is now consulting on an amended definition.

In February 2025 the UK Government announced its plans to bring in a single construction regulator with jurisdiction over construction products regulation as well as building safety regulation. MHCLG took its first steps towards setting up the single regulator in June 2025, by creating a board to take over the functions of the Building Safety Regulator from the Health and Safety Executive; this will soon evolve into an Executive Agency. A Regulatory Reform Prospectus and consultation on the design of the single regulator is awaited.

Construction of HRBs

The new building control regime for HRBs includes prescriptive and intricate building control processes, handover of key compliance and safety information, mandatory occurrence reporting, mandatory registration for building control inspectors and (as applicable to all building works including but not limited to HRBs) new dutyholder and competence requirements.

A Registered Provider who commissions building work and design work will become a Client (as defined in the Building Regulations 2010) and is required to plan, manage and monitor works to ensure compliance with the Building Regulations. Clients must also appoint a Principal Contractor and Principal Designer (each as defined in the Building Regulations 2010) for any work, each with defined responsibilities to ensure the building work and design work is carried out in accordance with the Building Regulations (these roles are in addition to the current Principal Contractor and Principal Designer roles under the Construction (Design & Management) Regulations 2016)). Additional duties apply where the building work or design work being carried out is in respect of a HRB.

A three-stage (referred to as **Gateways**) building control process has been introduced in relation to the construction of new HRBs and/or building works to existing HRBs. Applications for Gateway approval are overseen by the Building Safety Regulator as the building control authority for those buildings. Each Gateway must be applied for at the relevant stage of the project: Gateway 1 relates to planning permission (where applicable) and Gateway 2 must also be approved prior to the commencement of the construction phase. Gateway 3 approval must be obtained following completion and prior to occupation of the HRB. The building must also be added to the register of HRBs as a pre-condition of the building being occupied. The Government has recently introduced reforms of the Building Safety Regulator in relation to its processes, investment and recruitment to help expedite Gateway applications.

In the future, developers of all new residential buildings that provide at least 10 dwellings or at least 30 purpose built student accommodation bedspaces and requiring building control approval will need to pay a building safety levy, but certain developments are exempt including (inter alia) affordable housing and non-social homes built by not-for profit Registered Providers. The secondary legislation required to introduce the levy (the Building Safety Levy (England) Regulations 2025) has been published and will come into force on 1 October 2026.

The BSA could also impact the liability of Registered Providers in that it:

- requires landlords and associated persons to undertake and pay for remediation works for defects in "relevant buildings" (containing at least two dwellings being at least 11 metres high or having at least five storeys). Case law has confirmed that this extends beyond fire-related hazards to include remediation of other issues that are unsafe. It also limits the recovery of remediation costs from leaseholders;
- enhances the rights of property owners, leaseholders and occupiers to bring claims for defective work in their buildings, defective construction products and non-compliant work;

- retrospectively extends relevant limitation periods and widens the scope of who can be held liable to include associated entities; and
- ushers in draconian new sanctions and restrictions for companies that refuse to remediate their buildings.

Occupation of HRBs

During the entire occupation phase of each completed (and registered) HRB, the law defines specified persons as Accountable Persons and a Principal Accountable Person for the building. Accountable Persons and the Principal Accountable Person carry statutory responsibility for safety of the building, along with prescribed duties for registration, ongoing safety assessments, mandatory occurrence reporting, repairs, resident engagement, complaints management and keeping and provision of prescribed information (referred to as **Golden Thread** Information). Accountable Persons are not able to contract out statutory liability for their duties, although they are able to appoint third parties to assist with carrying out the function of specific duties.

Since October 2023, it has been a criminal offence to fail to register an occupied HRB with the Building Safety Regulator or to allow a newly constructed HRB to be occupied before it has been registered. The Bill includes proposals for mandatory registration of all residential buildings between 11-18m in height. If passed, this will mean that there is a "complete register" of all residential buildings above 11m.

The BSA implies rights and obligations into certain leases of premises that consist of or include a dwelling in an HRB. Residents are required to cooperate with landlords and to ensure they do not undermine the fire and structural safety for the building in which they live. The BSA also imports a new building safety service charge regime, providing for landlords to recharge limited standard building safety costs to leaseholders.

Breaches of the new building safety regime will be an offence, with potential for incurring fines and/or imprisonment for serious breaches. Individuals with dutyholder responsibilities may also be held liable for breaches where the breach occurred as a result of that person's consent or connivance.

With some minor exceptions, only part 3 and some of part 5 of the BSA applies in Wales, and implementation requires secondary legislation and guidance by the Welsh Government. The initial focus for the Welsh Government has been the phased reform of the building control regime in Wales. It has established a register of independent building control approvers and regulated professionals and requirements for specified competencies and qualifications therefor. It has introduced a statutory definition of "higher-risk building" (HRB) for the construction phase of the building's lifecycle.

Construction Phase (Wales)

In Spring 2025 the Welsh Government ran a consultation on its proposed new regulatory regime for design and construction of HRBs under the BSA. The outcome of the consultation is awaited. Proposed key reforms include:

- **New enforcement powers:** The building control authority for HRBs in Wales will be the relevant local authority. The proposals include new compliance and stop notices for local authorities, applicable for the design and construction of both non-HRBs and HRBs. Failure to comply with either notice will be a criminal offence, with a proposed maximum penalty of up to two years in prison and an unlimited fine.
- **Dutyholders and competence:** A new system of dutyholder responsibilities and competency requirements, similar to the regime in place in England, for anyone carrying out design or building work. These dutyholders will need to make sure systems are in place "*to plan, manage and monitor both the design work and the building work to ensure compliance with building regulations*". It also suggested that where a local authority is carrying out HRB work, that work should be overseen by an alternate local authority rather than its own building control team, to avoid conflicts of interest.

- **Gateway processes for HRB work:** A gateway process for HRBs, as in England, as they proceed through the building regulations system. HRB projects will also be required to operate change control and a mandatory occurrence reporting regime and compile a “*golden thread of information*”.

Occupation Phase (Wales)

On 7 July 2025 the Welsh Government introduced the Building Safety (Wales) Bill to the Senedd. This Bill will, if enacted, introduce new rules relating to the occupation and management of multi-occupied buildings in Wales. Unlike the equivalent regime in England, the occupation phase regime will apply to all buildings containing 2 or more residential units regardless of height (regulated buildings). Regulated buildings which are at least 11 metres in height or have at least five storeys (category 1 or 2 buildings) will need to be registered and will be subject to both fire safety and structural safety duties. Regulated buildings under 11 metres in height or with less than five storeys (category 3 buildings) will be subject only to fire safety duties. The local authority will be responsible for regulation and oversight.

Any person who has repairing, maintenance or safety obligations in respect of a regulated building will be treated as an accountable person, and the person who bears responsibility for the external structure will be the principal accountable person. Welsh RSLs are therefore likely to become both the accountable person and the principal accountable person in respect of the regulated buildings they own and manage. These roles will carry statutory responsibility for (i) ensuring that building safety risks are properly assessed and managed by persons with adequate expertise and (ii) provision of building safety information to residents. All regulated buildings will require relevant information and documents to be stored in the ‘*golden thread of information*’, and accountable persons will need to ensure that the information is kept up to date, and that it will be shared with prescribed authorities and other persons when required.

Within Chapter 9, the Building Safety (Wales) Bill amends the Landlord and Tenant Act 1985 to introduce implied terms and liability for costs in relation to all regulated buildings in Wales. The Bill also imposes specific duties upon HMOs (with some limited exceptions) that are similar (but reduced) to those placed on regulated buildings.

Royal Assent is likely in a form similar to the current draft in or around early to mid-2026. Thereafter secondary legislation will be required for implementation.

In Northern Ireland, the DFC has sought views on proposed changes to the current Building Regulations (Northern Ireland) 2012 and associated guidance resulting in Technical Booklet (Fire Safety) and Technical Booklet R (Access to and use of buildings) which came into effect in May 2025. The BSA applies to a very limited extent in Northern Ireland with the applicable sections including in relation to the new homes ombudsman scheme, costs contribution orders and the right to take action against product manufacturers or other operators if there are product failures.

Fire Safety Order and Fire Safety Act 2021

The Regulatory Reform (Fire Safety) Order 2005 (**FSO**) contains the majority of existing fire safety requirements applicable in England and Wales.

It represents a consolidated regime under which any person with some level of control over premises would be required to take reasonable steps to identify and reduce the risk from fire and ensure that people could safely escape in the event of a fire. The FSO was originally designed to apply to workplaces, thus its scope includes all non-domestic premises as well as the common areas of any building with two or more residential units, but with individual residences being excluded. This gave rise to uncertainty over how the FSO applies to residential buildings. The Fire Safety Act 2021 was enacted to clarify that the fire risk assessment of any building covered by the FSO must include the risks posed by the building's structure and external walls (including cladding, balconies, doors and windows), as well as all doors between domestic premises and common parts. The Fire Safety (England) Regulations 2022 further amended the FSO to legally require

"responsible persons" to keep records and share certain information with residents and local fire and rescue services on the design and materials of existing multiple-occupied residential buildings in England. It also requires responsible persons in buildings over 11 metres to undertake checks of fire doors in flat entrances at least every 12 months and of communal doors at least every 3 months.

Under the FSO, the "responsible person" for each relevant building (being the person in control, usually as owner or manager, of relevant premises) must assess the risk of fire arising from the whole structure and take steps to mitigate any such risks. The BSA extends the statutory responsibilities of the "responsible person" under the FSO in relation to fire risk assessments and accessibility of certain information. The BSA also removes the cap on fines that may be levied in respect of certain offences. Registered Providers or Welsh RSLs are the statutory "responsible persons" in respect of all buildings that they either own or occupy. The FSO is primarily enforced by local fire and rescue authorities.

The Fire and Rescue Services (Northern Ireland) Order 2006 and the Fire Safety Regulations (Northern Ireland) 2010 set out the relevant requirements in Northern Ireland covering aspects including the standards required for business premises and adequate training for employees.

Construction products regulation

Trust in construction products is a vital element of ensuring that residential buildings are safe. Landlords will therefore want to ensure that only properly regulated material are used in the buildings for which they are responsible. Golden Thread requirements are likely to include information on the construction products used in that building. In February 2025, MHCLG published a green paper on reforms to the construction products regime, aiming to address gaps in regulatory coverage and make manufacturers responsible for assessing the safety risks associated with their products. The proposals include:

- labelling of all construction products with critical safety information;
- a requirement for full and updated test data of their products to be provided by the manufacturer to the national regulator;
- a strengthened assurance in product testing and conformity bodies;
- a central library of construction products;
- clearer responsibilities across the whole of the supply chain; and
- stronger enforcement powers and penalties for non-compliance.

MHCLG also intends to review and improve legal routes for redress from construction product manufacturers, by enhancing enforcement powers and resources. The green paper set out proposals only at this stage; consultation on the green paper ended in May 2025 and the UK Government's response will be published in due course.

Insurance

RP Borrowers have experienced a significant shift in, and hardening of, the insurance market which has affected price and availability of the insurances required to operate their business. There is limited capacity and appetite within the insurance market to underwrite social housing risks.

As well as catalysing building and fire safety reform, the 2017 Grenfell Tower fire disaster in recent years has resulted in a sharp change in the insurance market in respect of residential buildings. Concerns around poor building methods, cladding and insulation are leading to greater caution among insurers in relation to

insuring large residential buildings such as high-rise and multiple occupancy blocks. Insurers now require more data in relation to remediation works and the composition of the properties to be insured. If RP Borrowers are unable to provide this level of information, the pool of willing insurers is further reduced. The withdrawal of the UK from the European Union has also had an impact on premiums, due to resulting difficulties in accessing building materials from Europe. The frequency and/or value of claims due to climate-related incidents such as flooding and subsidence, and modern threats to cybersecurity, are also aggravating the difficulties experienced by housing associations in relation to insurance and increasing premiums.

Many Registered Providers, Welsh RSLs, local authorities and other landlords report that they are unable to obtain competitive or comparative quotes or, in some cases, any quotes, for their buildings and leasehold insurance. Where insurance is available, many now face extreme price hikes on the renewal of their insurances. Some insurers only offer more restrictive terms, under which the insured party may not be able to recover full rebuilding costs after major damage to a building. RP Borrowers have no choice but to engage, meet insurer requirements and pay the increased premiums. However, more recently there has been interest from a wider range of insurers, which could increase competition, driving a broader availability of cover and temper premium increases.

The UK Government has confirmed its commitment to tackling excessive insurance premiums and as such has confirmed that the Fire Safety Reinsurance Facility has been renewed. Building owners are encouraged by the UK Government to take advantage of the facility to ensure the best possible deal for residents. The UK Government also intends to tackle, through recent consultations, the receipt of commissions for managing insurance and the provision of information on building insurance to leaseholders (under LFRA 2024 – see above).

Energy Reform, Climate Change and "Net Zero" – Targets

Climate change is expected to have an impact on the built environment in the UK. For housing the risks associated with climate change could include overheating, indoor air quality, flood and water scarcity. In December 2021, a new legal requirement was introduced in the Building Regulations (Part O) to reduce the risk of overheating in residential buildings. However, this does not address adaptation in the existing building stock and landlords also need to consider the need to retrofit existing properties to deal with climate-related risks.

The Climate Change Act 2008 (**CCA 2008**) introduced a legal duty for the UK Government to act to reduce greenhouse gas emissions and provides the framework for the UK's approach to climate change. The CCA 2008 as amended by the Climate Change Act 2008 (2050 Target Amendment) Order 2019 committed the UK (by law) to a 100 per cent. reduction of greenhouse gas emissions by 2050, compared to 1990 levels (**Net Zero**).

The CCA 2008 requires the UK Government to set legally binding "carbon budgets" to act as formal milestones towards the 2050 target. A carbon budget is essentially a cap on the amount of greenhouse gases emitted in the UK over a five-year period, that is enshrined in law. The UK Government must put policies in place to ensure the budgeted cap on greenhouse gas emissions is met (i.e. not exceeded).

The UK Government has also committed to meeting international emissions reduction targets under the *Paris Agreement to the United Nations Framework Convention on Climate Change*. Under the *Paris Agreement*, by 2030 the UK must reduce total greenhouse gas emissions by at least 68%, compared to 1990 levels, by 2035.

Decarbonising the UK's housing stock is a key priority in order to meet these legally binding targets. Key recommendations under the Sixth Carbon Budget relating to buildings include increasing energy efficiency of building stock and switching to low-carbon heating. For the social housing sector, a 'fabric first' approach to energy efficiency is essential to both reduce emissions and allow for the successful installation of low-carbon

heating solutions. Since 2013, there have been at least 10 government support schemes aiming to accelerate the rollout of energy efficiency measures and low carbon heating systems in homes.

Among the UK Government's current programmes, those that will impact the social housing sector include:

- the Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 (SI 2015/962) prescribe a minimum level of energy efficiency for private lets and gives private tenants certain rights in relation to energy efficiency improvements with landlord consent. In 2017 the UK Government indicated an aspiration of "as many private rented homes as possible being upgraded to EPC Band C by 2030, where practical, cost-effective and affordable" and looked to apply the same criteria across the social rented sector, but in September 2023 the UK Government cancelled its own targets. Nonetheless, the plan has now been resurrected: in July 2025 MHCLG published a consultation on setting minimum energy efficiency standards for social rented homes, requiring that they achieve EPC Band C by 2030, which mirrors proposals in a recently closed consultation to raise standards in the private rented sector. The requirement will be included in the revised *Decent Homes Standard*, on which the Government is also consulting simultaneously.
- the Warm Homes: the UK Government's *Warm Homes Plan* incorporates a wide-ranging package of measures to improve the energy efficiency of UK homes, including grant funding for retrofit projects. The *Warm Homes: Social Housing Fund* offers financial aid to Registered Providers for the installation of energy efficiency upgrades and low carbon heating technologies. Since 2021 the Government has allocated nearly £3 billion to the *Warm Homes: Social Housing Fund* and its predecessor, the *Social Housing Decarbonisation Fund*, and it has committed to continue its support for at least a further 5 years.. Registered Providers who bid successfully must contribute a minimum of 50 per cent. of eligible costs by way of co-funding. In its Spending Review on 11 June 2025, the UK Government pledged to work with public financial institutions such as the National Wealth Fund to support delivery of the *Warm Homes Plan*, including £5 billion of "financial transactions" such as equity investment, loans or guarantees. In 2025 the National Wealth Fund has already agreed to provide guarantees totalling £1.3 billion for private sector loans to housing associations for retrofit and decarbonisation works.
- Heat networks are pivotal in the UK's net-zero strategy, expected to grow from 2 % to 20 % of the heat market by 2050. A large amount of social housing is heated by such systems. Until now there has been little regulation of the mixed assortment of public, private and third-sector operators and little pricing transparency. A new regulatory framework for heat networks is being created under the Energy Act 2023 (**EA 2023**) and the Heat Networks (Market Framework) Regulations 2025. The purpose of the legislation is to safeguard consumer interests and provide for appropriate oversight in a largely monopolistic market. Ofgem has been appointed the regulator of 'relevant heat networks' in England and Wales from January 2026, with powers to monitor, license and enforce compliance.

All landlords and building owners who operate a heat network or supply heat, cooling or hot water through a regulated heat network will be required to register and their businesses will be regulated pursuant to the Heat Networks (Market Framework) Regulations 2025. The new regulatory regime will cover three broad areas:

- Consumer protections to ensure fair pricing, guaranteed standards of performance such as repair times and outage response, expected to start in 2027, vulnerability support and the establishment of an Energy Ombudsman .

- Mandatory minimum standards relating to the design, installation and operation of existing and future heat networks through a Heat Network Technical Assurance Scheme (HNTAS), and underpinned by a new formal technical standard.
- Coordinated network expansion to increase the number of homes connected to district heat networks through zoning, with competition and licensing conditions to avoid monopolistic control.

Existing heat networks will be deemed temporarily authorised from January 2026 and, by January 2027, all heat networks will need to be registered with Ofgem. The new regulatory regime will include all Registered Providers who are heat network operators and/or suppliers of heating and hot water to their tenants. They will be required to register with Ofgem, maintain records, report performance metrics and follow authorisation conditions including HNTAS certification of the network operated by them and ensuring their internal operations and processes are compliant.

The Future Homes Standard (**FHS**) is a proposed set of building regulations for new homes in England that mandates that new homes be built with solar panels, low-carbon heating systems, and high levels of energy efficiency, with the aim of significantly reducing carbon emissions compared to current standards and so to avoid the need for retrofit in future. Parties must use the new *Home Energy Model* software to demonstrate compliance with the standard, replacing the current Standard Assessment Procedure. FHS sits alongside the *Future Buildings Standard* for non-domestic buildings. After a period of legislative uncertainty, FHS was expected to come into effect in December 2026, following publication in autumn 2025 and draft legislation in December 2025, but publication is still awaited. FHS is likely to apply to any new build homes provided by Registered Providers. In December 2021, the Welsh Government estimated that housing stock at that time in Wales was responsible for 27 per cent. of all energy consumed in Wales and 15 per cent. of all demand-side greenhouse gas emissions. The Welsh Government stated in its draft budget for 2022-23 that it intended to invest £580 million capital over three years to drive decarbonisation of Welsh social housing stock. This amount includes its Optimised Retrofit Programme: a strategic approach launched in August 2020, led and funded by Welsh Government and Welsh RSL partners, to establish effective and efficient ways of upgrading homes in order to reach Wales' carbon targets.

The Welsh Government demonstrated its ongoing commitment to the *Optimised Retrofit Programme* by committing a further £14.1m in December 2025, bringing its total investment in the programme in 2025 to £107.1 million.

The Northern Ireland Housing Executive has a Corporate Sustainable Development Strategy and Action Plan for 2022-2027. DFC had a consultation in 2022 in relation to a Housing Supply Strategy which has now closed. The strategy was published late on 9 December 2024 and deals specifically with decarbonisation objectives.

Reporting on environmental, social and governance (ESG) metrics

The "Sustainability Reporting Standard for Social Housing" (**SRS**) was launched in November 2020 as a voluntary reporting framework to enable housing providers to report on their ESG performance in a transparent, comparable and consistent manner. It was developed collaboratively by certain Registered Providers, funders and other stakeholders in the social housing sector. In 2021 Sustainability for Housing Limited was established to oversee the embedding of the SRS in the sector and its further development in line with market trends and regulatory requirements.

As at 6 January 2026, 138 housing providers and 38 investors have adopted the SRS. Adopters commit to annual reporting against the SRS and to public disclosure of their report. Lender and investor adopters commit to integrating the SRS into investment and credit policies, processes and/or product design. 50 housing

providers have reported for three consecutive years, allowing progress tracking for those providers on the various metrics reported in the SRS.

The SRS also seeks to facilitate ongoing alignment with relevant international reporting frameworks and regulatory developments. In October 2023, Sustainability for Housing Limited released an updated SRS, which took into account its analysis of the first two years of reporting and feedback from its consultations. Another update is planned for Spring 2026 following consultation with adopters. Sustainability for Housing also publishes guidance to support reporting and analysis, with updated guidance most recently issued in May 2025 that aims to standardise reporting practices and improve consistency.

Pensions in the social housing sector

The RP Borrowers provide retirement benefits to former and current employees through a number of defined benefit schemes.

Most RP Borrowers participate in (and/or have participated in) one or more defined benefit (**DB**) pension schemes, which are subject to the funding legislation outlined in the Pensions Act 2004 which came into force on 30 December 2005.

The ‘moral hazard’ regime, introduced by the Pensions Act 2004, aims to protect the position of DB pension schemes by granting powers to the Pensions Regulator to require employers to provide additional support to schemes in certain circumstances. These powers allow the Pensions Regulator to issue contribution notices (**CNs**) and financial support directions (**FSDs**) to either the scheme employer or a person associated or connected with the scheme employer. FSDs are more general in nature and permit the UK Pensions Regulator to require employers to provide additional financial support for the pension scheme's obligations where the Regulator believes it is reasonable to do so to maintain the solvency of a scheme. CNs may be imposed following the occurrence of specific actions (or failures to act) that have negatively affected the DB pension scheme.

DB scheme liabilities have received renewed focus since the enactment of the Pensions Schemes Act 2021 (**PSA**). The PSA strengthened the powers of the UK Pensions Regulator to intervene in corporate activities that threaten DB pension scheme benefits and recoveries by introducing new grounds for the issuance of both CNs and FSDs. It also introduces new criminal and civil penalties for misconduct in relation to a DB scheme.

DESCRIPTION OF THE LOAN AGREEMENTS AND THE MINIMUM LENDING TERMS

The following description of the Loan Agreements consists of a summary of certain provisions of the Loan Agreements and a description of the Minimum Lending Terms and is qualified by reference to the detailed provisions thereof. The Loan Agreements are not, however, incorporated by reference into, and therefore do not form part of, this Programme Memorandum.

Definitions used in this section but not otherwise defined in this Programme Memorandum have the meanings given to them in the Loan Agreements.

Description of the Loan Agreements

Each Loan Agreement is made by the Issuer in the normal course of its business and complies with the Minimum Lending Terms (as defined below). Each Loan Agreement is governed by English law. Payments of principal and interest under each Loan Agreement are made by the relevant Borrower to the main bank account of the Issuer. The Issuer is obliged under Condition 7(j) to make publicly available an up-to-date list of the Associated Loans, the identity of the Borrower in respect of each Associated Loan and the details of a website on which each Borrower's audited annual financial statements for the two most recent financial years can be found, together with the audit report thereon. The Issuer is also required pursuant to Condition 7(p)(iii) to make publicly available within 30 days of the end of each financial quarter an analysis of the portfolio of Loan Agreements including, *inter alia*, the information specified in Condition 7(p)(iii).

The Issuer shall make payments of principal and interest on Notes issued under the Programme from Available Issuer Receipts (and, in the case of interest payable on such Notes, Available Liquidity Receipts (if any)). The Available Issuer Receipts include, but are not limited to, principal and interest received from the Borrowers under the Loan Agreements. In addition, Available Issuer Receipts also include reserves of the Issuer from the Second Secured Debt, the Subordinated Debt and share capital of the Issuer.

Pursuant to the terms of each Loan Agreement with any Borrower, each payment of interest and the repayment of principal on the expected maturity date of such Associated Loan shall be due by the relevant Borrower to the Issuer ten London business days prior to the relevant Interest Payment Date or the Expected Maturity Date (as applicable).

Each Borrower makes various representations on an ongoing basis pursuant to its Loan Agreement. These include representations as to, *inter alia*, the following:

- (a) legal status;
- (b) power and authority to enter into the Loan Agreement and security documents;
- (c) legal validity;
- (d) non conflict;
- (e) no default;
- (f) authorisations;
- (g) security documents;
- (h) financial statements;
- (i) litigation;

- (j) information;
- (k) environmental matters; and
- (l) no breach of laws including anti-corruption laws.

Associated Loans

In the event that any Associated Loan is to be prepaid (in whole or in part) prior to its final repayment date, the prepayment amount of such Associated Loan shall be no less than the amount as would be required to redeem an amount of the Notes equal to the amount of the outstanding Loan to be prepaid at the relevant Optional Redemption Amount. The Issuer may (but is not required to) exercise its Issuer Call in respect of the Notes in such situation.

Minimum Lending Terms

This section contains a summary of the current minimum lending terms as at the date of this Programme Memorandum as set out in the Trust Deed (which is available for inspection, see "*General Information – Documents Available*") which may be amended, modified and/or restated from time to time in accordance with Condition 7(k) provided that the Issuer is satisfied that its then existing rating of the Notes will not be adversely affected (the current minimum lending terms, as so amended, modified and/or restated from time to time, being the **Minimum Lending Terms**). Pursuant to Condition 7(k), the Issuer is required to impose the Minimum Lending Terms on all RP Borrowers that borrow monies pursuant to a Loan Agreement.

1. Purpose

The proceeds of each Loan may only be used by each RP Borrower for any purpose which is permitted within the constitutive documents and objects of such RP Borrower, and which is consistent with such RP Borrower's continued registration as an RP and which does not breach any restrictions in any relevant statutory authorisations, consents, approvals, resolutions, licences, exemptions, filings, notarisations or registrations.

2. Security

As a condition precedent to entering into a Loan Agreement, the relevant RP Borrower will secure each Loan with either:

- (a) full security (**Initial Full Security**), meaning it will charge by way of Fixed Charges in favour of the Issuer and/or a security trustee and allocate the benefit of such security to the Issuer Eligible Properties in such amounts so as to comply with the Asset Cover Ratio (as defined below) on the date the Loan is drawn; or
- (b) *de minimis* security (**Initial De Minimis Security**), meaning it will charge by way of Fixed Charge in favour of the Issuer and/or a security trustee and allocate the benefit of such security to the Issuer at least one Eligible Property without ensuring compliance with the Asset Cover Ratio as at the date of the Loan Agreement and without providing a valuation report in respect of the value of such one Eligible Property.

If an RP Borrower elects for Initial *De Minimis* Security, it shall:

- (a) pay the Issuer a fee, the amount of which will vary, depending on the extent to which the Loan is secured;

- (b) represent to the Issuer that it has identified sufficient unencumbered Eligible Property to charge as security in respect of its Loan to ensure compliance with the Asset Cover Ratio with effect from the Required Charging Date;
- (c) charge in favour of the Issuer and/or a security trustee and allocate the benefit of such security to the Issuer sufficient Charged Properties on or before the Required Charging Date to ensure compliance with the Asset Cover Ratio and, for these purposes, such RP Borrower may charge Properties at any time in one or more batches and such Properties shall become Charged Properties subject to the conditions precedent set out in the relevant Loan Agreement being satisfied.

Each Loan, irrespective of whether the relevant RP Borrower has initially elected for Initial Full Security or Initial *De Minimis* Security, must be fully secured by Fixed Charges in favour of the Issuer and/or a security trustee and allocated the benefit of such security to the Issuer over Eligible Property prior to the Required Charging Date in such amounts as is required to ensure compliance with the Asset Cover Ratio.

Security may be granted by RP Borrowers on either a specific allocation basis or on a numerical apportionment basis.

If security is granted on a specific allocation basis, a certain number of clearly identifiable properties owed by an RP Borrower will be charged as security for the Loan. In an enforcement situation, the beneficiary of the security will have recourse to those specific properties.

If security is granted on a numerical apportionment basis, a certain number of units from an overall pool of properties that have been charged in favour of a security trustee will be allocated by the RP Borrower as security for its obligations under its Loan Agreement. However, the identity of the individual units allocated as security for the Loan Agreement will not initially be known. The Issuer will be allocated and have recourse to a certain number of properties within the pool and therefore a percentage of the overall value of the pool of properties that have been charged in favour of a security trustee.

Security that is granted on either a specific allocation basis or numerical apportionment basis will, when aggregated with all amounts standing to the credit of the Facility Account, be of a sufficient value to ensure that the Asset Cover Ratio is complied with.

If the Issuer lends to a Finance Subsidiary Borrower which then on-lends to one or more Indirect RP Borrowers, the Indirect RP Borrowers will either provide a secured guarantee of that loan or an assignment or novation of the rights under Fixed Charges granted by the Indirect RP Borrower(s) in the favour of the Issuer.

3. **Cash Security**

An RP Borrower may deposit cash (**Cash Security**) into a Facility Account for the purpose of achieving or maintaining compliance with the Asset Cover Ratio. The Cash Security may be withdrawn from the Facility Account to the extent that such withdrawal would not cause a breach of the Asset Cover Ratio and no event of default or potential event of default has occurred and is continuing under the Loan Agreement, or would result from that withdrawal.

4. **Valuations**

Once security has been granted by each RP Borrower in respect of the Loan Agreement, each such RP Borrower shall provide the Issuer with either: (a) a full valuation of the Charged Properties every 5 years and, in every other year, a valuation to be carried out on a desktop valuation basis; or (b) in each

year a report of not less than 20 per cent. of the Charged Properties on a full valuation basis such that 100 per cent. of the Charged Properties are valued every five years and a report for the remaining Charged Properties on a desktop valuation basis.

5. Release and Substitution

Charged Properties forming part of the security designated to the Issuer may (at the discretion of the RP Borrower) be released and/or substituted in accordance with the terms of the relevant Loan Agreement and subject to compliance with the Asset Cover Ratio.

Charged Properties which are subject to a statutory disposal (such as Shared Ownership Properties, shared equity sales, right to buy or social homebuy disposals) may, at the discretion of the RP Borrower, be released from security. If the RP Borrower will no longer be in compliance with the Asset Cover Ratio following that release, it must, as soon as practicable thereafter (and, in any event, within 60 days of release) either charge additional Eligible Properties and/or deposit cash in the Facility Account in an aggregate amount sufficient to ensure compliance with the Asset Cover Ratio.

Any substitute properties selected by the RP Borrower to become Charged Properties must be Eligible Properties.

6. Asset Cover Ratio

Each RP Borrower shall procure that at all times from the Required Charging Date the aggregate principal amount of the Loan borrowed by it either from the Issuer or a Finance Subsidiary Borrower does not exceed "X" where:

$$X = \left(\frac{100 A}{D} \right) + \left(\frac{100 B}{E} \right) + \left(\frac{100 C}{F} \right) + G$$

where:

A = the Value of the RP Borrower's interest (or all Indirect RP Borrowers' interest, where a Finance Subsidiary Borrower on lends to more than one Indirect RP Borrower and those Indirect RP Borrowers guarantee the obligations of the Finance Subsidiary Borrower) in those completed residential Charged Properties which have been valued in accordance with Valuation Basis I;

B = the Value of the RP Borrower's interest (or all Indirect RP Borrowers' interest, where a Finance Subsidiary Borrower on lends to more than one Indirect RP Borrower and those Indirect RP Borrowers guarantee the obligations of the Finance Subsidiary Borrower) in those completed residential Charged Properties which have been valued in accordance with Valuation Basis II;

C = the Value of the RP Borrower's interest (or all Indirect RP Borrowers' interest, where a Finance Subsidiary Borrower on lends to more than one Indirect RP Borrower and those Indirect RP Borrowers guarantee the obligations of the Finance Subsidiary Borrower) in those completed Charged Properties which have been valued in accordance with Valuation Basis III;

D = 105;

E = 115;

F = a number to be agreed on a case by case basis with each RP Borrower; and

G = the amount standing to the credit of the Facility Account.

The calculation set out above may be tested at any time by reference to the latest applicable information.

Shared Ownership Properties must be valued on Valuation Basis I.

Each RP Borrower shall procure that the Charged Properties are Eligible Properties.

Interpretation

For these purposes:

Charged Property means, at any time, any real property over which the relevant RP Borrower has granted and there subsists a valid and effective first priority fixed charge by way of legal mortgage pursuant to any Fixed Charge and, where relevant, designated as security for amounts owed under the Loan Agreement and **Charged Properties** means all such properties;

Eligible Properties means:

- (a) general needs rented properties which, for the avoidance of doubt, shall include social rent, affordable rent and sheltered or supported housing for older people and people with special needs but subject to paragraph (c) below shall exclude Shared Ownership Properties, provided that at any time at least 50 per cent. by value of the minimum value required to satisfy the Asset Cover Ratio shall comprise general needs rented properties;
- (b) subject to the prior approval of the Issuer, commercial property assets and other residential housing assets including care, key worker, student accommodation and private rented sector properties; and
- (c) provided the requirements of paragraph (a) of this definition are satisfied, Shared Ownership Properties.

Facility Account means an account of the Issuer (in its capacity as trustee) into which are paid any amounts to be held under the terms of the Facility Account Trust Deed;

Facility Account Trust Deed means a trust deed designated as such in relation to sums held by the Issuer (in its capacity as trustee) to be applied in repayment of an RP Borrower's loan from either the Issuer or a Finance Subsidiary Borrower.

Fixed Charge means:

- (a) each charge by way of legal mortgage entered or to be entered into by the RP Borrower in favour of the Issuer in or substantially in a form satisfactory to the Issuer to give effective security and incorporating a first priority fixed charge by way of legal mortgage over a Charged Property; and/or
- (b) each charge by way of legal mortgage entered or to be entered into by the RP Borrower in favour of the specified security trustee of that RP Borrower ultimately for the benefit of the Issuer substantially in the form set out in the relevant RP Borrower's security trust deed pursuant to which the RP Borrower provides security (either directly or via a guarantee or assignment or novation of rights) for the relevant Loan Agreement;

Required Charging Date means:

- (a) for RP Borrowers which entered into a Loan Agreement with the Issuer on 19 February 2019, the date falling 18 months after the date of the relevant Loan Agreement; and
- (b) for all other RP Borrowers entering into a Loan Agreement with the Issuer after 19 February 2019, the date falling 12 months after the date of the relevant Loan Agreement;

Shared Ownership Property means where the Issuer has given its consent to the granting of a shared ownership lease any property of the RP Borrower which is occupied on shared ownership terms imposed by statute and which comply with the requirements of the relevant Regulator or Homes England (as applicable) so that the RP Borrower holds or is intending to hold upon disposal on shared ownership terms less than 100 per cent. of the beneficial interest in that property and the purchaser of the balance of that beneficial interest has the right to acquire a further portion of the RP Borrower's retained beneficial interest;

Valuation means a valuation of the RP Borrower's interest in the Charged Properties in form and substance satisfactory to the Issuer, addressed to the Issuer and (if applicable) the security trustee and prepared by a Valuer setting out its opinion of the Value of such Charged Properties in accordance with the relevant Valuation Basis and prepared in accordance with the relevant Valuation Basis;

Valuation Basis I means EUV-SH (existing use value for social housing) in accordance with the guidance set out in the Royal Institution of Chartered Surveyors Valuation - Professional Standards (as amended from time to time);

Valuation Basis II means MV-T (market value - subject to tenancies) in accordance with the guidance set out in the Royal Institution of Chartered Surveyors Valuation - Professional Standards (as amended from time to time);

Valuation Basis III means a valuation basis to be agreed on a case by case basis with each RP Borrower;

Value means, at any time and in respect of any relevant Charged Property, the aggregate value of the RP Borrower's interest in such Charged Property in accordance with either Valuation Basis I, Valuation Basis II or Valuation Basis III, as shown in the then latest Valuation of such Charged Property less the maximum amount, as determined by the Issuer of any sums which are or may become charged or otherwise secured by any security interest in or on that Charged Property in priority to the relevant Fixed Charge; and

Valuer means an independent professional valuer who is an associate or a fellow of the Royal Institution of Chartered Surveyors and who has been approved by the Issuer (such approval not to be unreasonably withheld).

7. Note Purchase Option

Each RP Borrower may, with the prior written consent of the Issuer, at any time purchase Notes on any relevant stock exchange or by tender (available to all holders of Notes) or by private treaty at any price. Following any such purchase, the relevant RP Borrower shall surrender the Notes to the Issuer to be cancelled. An amount of the associated Loan equivalent to the outstanding balance of the Notes being surrendered shall be deemed to be prepaid under the Loan Agreement.

8. Covenants and Restrictions

Each RP Borrower makes various covenants pursuant to its Loan Agreement. These include covenants and restrictions as to, *inter alia*, the following:

- (a) the provision of financial and other information;
- (b) negative pledge;
- (c) the Charged Properties;
- (d) compliance with law; and
- (e) prepayment of the Loan in full if the RP Borrower ceases to be a Registered Provider, Welsh RSL or RHA for more than 180 days consecutively.

9. Interest Reserve Provisions

If due to a Lending Level Reassessment Event having occurred an RP Borrower or its group is allocated a revised Lending Level and an RP Borrower's Exposure or the Group's Exposure then exceeds the Threshold Percentage applicable to that RP Borrower's or its group's revised Lending Level, the Borrower must deposit the following amounts into the Interest Reserve Fund:

- (a) 6 months' interest payable under its Loan Agreement if the RP Borrower's Exposure or the Group's Exposure does not exceed the Threshold Percentage for a borrower whose Lending Level is one above the RP Borrower's or its group's revised Lending Level; and
- (b) 12 months' interest payable under its Loan Agreement if the RP Borrower's Exposure or the Group's Exposure exceeds the Threshold Percentage for a borrower whose Lending Level is one above the RP Borrower's or its group's revised Lending Level.

If due to a Lending Level Reassessment Event, the Lending Level of an RP Borrower or its group falls below Level 4, the Borrower must pay 18 months' interest payable under its Loan Agreement into the Interest Reserve Fund.

The diagram below sets out details of the interest reserve deposit obligations of each Borrower referred to above.

		New Borrowing Level & Exposure Limit			
		2	3	4	Below 4
Existing Borrower Lending Level	Existing Borrower's Exposure	10%	8%	6%	0%
1	10.1% - 12.0%	6m	12m	12m	18m
2	8.1% - 10.0%	na	6m	12m	18m
3	6.1% - 8.0%	na	na	6m	18m

4	0.1% - 6.0%	na	na	na	18m
Below 4	0%				

6m = 6 months' interest

12m = 12 months' interest

18m = 18 months' interest

If an RP Borrower's Exposure or the Group's Exposure is subsequently equal to or less than the Threshold Percentage for the Borrower's or its group's then current Lending Level, the Issuer must return to the Borrower the amounts deposited by the Borrower into the Interest Reserve Fund in accordance with the Loan Agreement.

If, at any time, an RP Borrower or its group has a Lending Level below Level 4, it will immediately engage with the Issuer to agree a strategy to improve its Lending Level and implement that strategy as soon as possible.

A Borrower will not be required to deposit monies in the Interest Reserve Fund if the obligation to do so arose solely as a result of either (i) a change of Lending Level criteria made by the Issuer or (ii) a decrease in the aggregate of all amounts borrowed by the Issuer.

In addition, if as a result of a Merger Event, an RP Borrower's Exposure or the Group's Exposure exceeds the following thresholds, the Borrower shall deposit the following amounts into the Interest Reserve Fund:

- (a) if the percentage exceeds 12 per cent. but is less than 15 per cent. - 12 months' interest payable under the Loan Agreement;
- (b) if the percentage equals or exceeds 15 per cent. but is less than 20 per cent. - 24 months' interest payable under the Loan Agreement;
- (c) if the percentage equals or exceeds 20 per cent. but is less than 25 per cent. - 36 months' interest payable under the Loan Agreement.

If the percentage equals 25 per cent. or more for more than 6 consecutive months, the Borrower shall on the date falling 15 business days after the Issuer gives notice to the Borrower prepay such amount of its loan as shall be necessary to reduce that percentage below 25 per cent.

Interpretation

For these purposes:

Group's Exposure means at the relevant time, the aggregate amount then borrowed by an RP Borrower and all other members of its group from the Issuer, calculated as a percentage of all financial indebtedness then incurred by the Issuer, but on the assumption that, until the aggregate principal amount outstanding of all Notes issued by the Issuer under the Programme is at least £500,000,000 the aggregate principal amount outstanding of all Notes issued by the Issuer under the Programme shall be deemed to be £500,000,000 for the purpose of this definition.

Interest Reserve Fund means the interest reserve fund established pursuant to a Loan Agreement pursuant to which the Issuer (acting as trustee) will hold funds on trust for the relevant Borrower as specified in paragraph 9 above;

Merger Event means any of the following in relation to an RP Borrower:

- (a) it enters into an amalgamation, transfer of engagements (whether to it or by it), consolidation or other merger;
- (b) it or any member of its group forms or acquires a subsidiary; or
- (c) it becomes a subsidiary (either direct or indirect) of any entity after the date of the relevant Loan Agreement;

RP Borrower's Exposure means, at the relevant time, the aggregate amount then borrowed by an RP Borrower either from the Issuer or an Indirect RP Borrower which was funded by a loan under a Loan Agreement, calculated as a percentage of all financial indebtedness then incurred by the Issuer, but on the assumption that, until the aggregate principal amount outstanding of all Notes issued by the Issuer under the Programme is at least £500,000,000 the aggregate principal amount outstanding of all Notes issued by the Issuer under the Programme shall be deemed to be £500,000,000 for the purpose of this definition.

Threshold Percentage means, in relation to:

- (a) Lending Level 1, 12 per cent.;
- (b) Lending Level 2, 10 per cent.;
- (c) Lending Level 3, 8 per cent.; and
- (d) Lending Level 4, 6 per cent.

10. Events of Default

Each Loan Agreement will include, *inter alia*, the following events of default:

- (a) non-payment of amounts payable under the Loan Agreement;
- (b) breach of the Asset Cover Ratio:
 - (A) for RP Borrowers which entered into a Loan Agreement with the Issuer on 19 February 2019, on (i) the second anniversary of the Loan Agreement or (ii) at any time after the second anniversary of the date of the Loan Agreement (and the breach continues for 60 days following service by the Issuer on the relevant Borrower of a notice requiring the breach to be remedied); and
 - (B) for all other RP Borrowers entering into a Loan Agreement with the Issuer after 19 February 2019, on (i) the first anniversary of the Loan Agreement or (ii) at any time after the first anniversary of the date of the Loan Agreement (and the breach continues for 60 days following service by the Issuer on the relevant Borrower of a notice requiring the breach to be remedied);
- (c) breach of other obligations;

- (d) misrepresentation;
- (e) unlawfulness and invalidity;
- (f) insolvency and insolvency proceedings;
- (g) creditor's process and cross default, each subject to minimum thresholds;
- (h) change of status;
- (i) breach of the Regulatory Framework or housing legislation;
- (j) action by the Regulator; and
- (k) material adverse change.

If an event of default listed above occurs, the Issuer will be able to enforce the security granted over the Charged Properties and will have recourse to monies in the Facility Account and monies held pursuant to the Interest Reserve Fund. However, if such proceeds of enforcement or the monies in the Facility Account or Interest Reserve Fund are of insufficient value to repay the relevant Loan, the Issuer will also have an unsecured claim against the relevant Borrower for any shortfall (which will rank behind the claims of any secured creditor).

11. Taxes

All payments to be made by a Borrower to the Issuer shall be made free and clear of and without deduction for or on account of tax unless a Borrower is required by law to make such a payment subject to the deduction or withholding of tax. Where a Borrower is obliged to make a payment subject to the deduction or withholding of tax and the Issuer certifies to that Borrower that it is under an obligation to make payments due in respect of the Notes, the Second Secured Debt, the Subordinated Debt and/or the Liquidity Facility Agreements at that time free and clear of and without deduction for or on account of tax, the Borrower shall from time to time on demand by the Issuer promptly pay such additional amounts to the Issuer as may be necessary to ensure that the Issuer receives a net amount equal to the full amount which it would have received had payment not been made by the Borrower subject to the deduction or withholding of tax.

TAXATION

United Kingdom Taxation

The following is a summary of the Issuer's understanding of current United Kingdom law and published HM Revenue and Customs' practice relating only to the United Kingdom withholding tax treatment of payments of interest (as that term is understood for United Kingdom tax purposes) in respect of Notes. It does not deal with any other United Kingdom taxation implications of acquiring, holding or disposing of Notes. The United Kingdom tax treatment of prospective Noteholders depends on their individual circumstances and may be subject to change in the future. Prospective Noteholders who may be subject to tax in a jurisdiction other than the United Kingdom or who may be unsure as to their tax position should seek their own professional advice.

Payments of interest on the Notes may be made without deduction of or withholding on account of United Kingdom income tax provided that at the time of payment the Notes constitute quoted eurobonds within the meaning of section 987 of the Income Tax Act 2007 (**ITA 2007**). In order to constitute a quoted eurobond a security must be issued by a company and carry a right to interest. In addition, it must be listed on a "recognised stock exchange" within the meaning of section 1005 ITA 2007 or admitted to trading on a "multilateral trading facility" which is operated by a "recognised stock exchange" that is regulated in the EEA, the UK or Gibraltar. The ISM is a multilateral trading facility for this purpose. The ISM is operated by the London Stock Exchange which is a recognised stock exchange that is regulated in the UK. Provided, therefore, that the Notes are and remain quoted eurobonds, interest on the Notes will be payable without deduction of or withholding on account of United Kingdom tax.

Payments of interest on Notes may be made without deduction of or withholding on account of United Kingdom tax where the maturity of the Notes is less than 365 days and those Notes do not form part of a scheme or arrangement of borrowing intended to be capable of remaining outstanding for more than 364 days.

In other cases, an amount must generally be withheld from payments of interest on the Notes that has a United Kingdom source on account of United Kingdom income tax at the basic rate (currently 20 per cent.), subject to any other available exemptions and reliefs. However, where an applicable double tax treaty provides for a lower rate of withholding tax (or for no tax to be withheld) in relation to a Noteholder, HM Revenue & Customs can issue a notice to the Issuer to pay interest to the Noteholder without deduction of tax (or for interest to be paid with tax deducted at the rate provided for in the relevant double tax treaty).

Foreign Account Tax Compliance Act

Pursuant to certain provisions of the U.S. Internal Revenue Code of 1986, commonly known as FATCA, a **foreign financial institution** (as defined by FATCA) may be required to withhold on certain payments it makes (**foreign passthru payments**) to persons that fail to meet certain certification, reporting or related requirements. The Issuer may be a foreign financial institution for these purposes. A number of jurisdictions (including the United Kingdom) have entered into, or have agreed in substance to, intergovernmental agreements with the United States to implement FATCA (**IGAs**), which modify the way in which FATCA applies in their jurisdictions. Under the provisions of IGAs as currently in effect, a foreign financial institution in an IGA jurisdiction would generally not be required to withhold under FATCA or an IGA from payments that it makes. Certain aspects of the application of the FATCA provisions and IGAs to instruments such as Notes, including whether withholding would ever be required pursuant to FATCA or an IGA with respect to payments on instruments such as Notes, are uncertain and may be subject to change. Even if withholding would be required pursuant to FATCA or an IGA with respect to payments on instruments such as Notes, such withholding would not apply prior the date that is two years after the date on which final regulations defining foreign passthru payments are published in the U.S. Federal Register and Notes characterised as debt (or which are not otherwise characterised as equity and have a fixed term) for U.S. federal tax purposes that are issued on or prior to the date that is six months after the date on which final regulations defining foreign passthru payments are published generally would be grandfathered for purposes of FATCA withholding unless

materially modified after such date. However, if additional Notes (as described under Condition 20 (*Further Issues*)) that are not distinguishable from previously issued Notes are issued after the expiration of the grandfathering period and are subject to withholding under FATCA, then withholding agents may treat all Notes, including the Notes offered prior to the expiration of the grandfathering period, as subject to withholding under FATCA. Holders should consult their own tax advisers regarding how these rules may apply to their investment in Notes. In the event any withholding would be required pursuant to FATCA or an IGA with respect to payments on the Notes, no person will be required to pay additional amounts as a result of the withholding.

SUBSCRIPTION AND SALE

The Dealers have, in an amended and restated Programme Agreement (such Programme Agreement as modified and/or supplemented and/or restated from time to time, the **Programme Agreement**) dated 13 January 2025, agreed with the Issuer a basis upon which they or any of them may from time to time agree to purchase Notes. Any such agreement will extend to those matters stated under "*Form of the Notes*" and "*Terms and Conditions of the Notes*". In the Programme Agreement, the Issuer has agreed to reimburse the Dealers for certain of their expenses in connection with the establishment and any future update of the Programme and the issue of Notes under the Programme and to indemnify the Dealers against certain liabilities incurred by them in connection therewith.

SELLING RESTRICTIONS

United States

The Notes have not been and will not be registered under the Securities Act or the securities laws of any state or other jurisdiction of the United States and may not be offered or sold within the United States or, if Category 2 is specified in the Pricing Supplement, to, or for the account or benefit of, U.S. persons except in certain transactions exempt from or not subject to, the registration requirements of the Securities Act. Terms used in this paragraph have the meanings given to them by Regulation S under the Securities Act.

The Notes in bearer form are subject to U.S. tax law requirements and may not be offered, sold or delivered within the United States or its possessions or to a United States person, except in certain transactions permitted by U.S. Treasury regulations. Terms used in this paragraph have the meanings given to them by the U.S. Internal Revenue Code of 1986 and Treasury regulations promulgated thereunder. The applicable Pricing Supplement will identify whether TEFRA C rules or TEFRA D rules apply or whether TEFRA is not applicable.

If Category 2 is specified in the Pricing Supplement each Dealer has represented and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that it will not offer, sell or deliver Notes (a) as part of their distribution at any time or (b) otherwise until 40 days after the completion of the distribution of all Notes of the Tranche of which such Notes are a part, within the United States or to, or for the account or benefit of, U.S. persons except in accordance with Regulation S of the Securities Act. Each Dealer has further agreed, and each further Dealer appointed under the Programme will be required to agree, that it will send to each dealer to which it sells any Notes during the distribution compliance period a confirmation or other notice setting forth the restrictions on offers and sales of the Notes within the United States or to, or for the account or benefit of, U.S. persons. Terms used in this paragraph have the meanings given to them by Regulation S under the Securities Act.

Accordingly, if Category 1 is specified in the Pricing Supplement the Notes are being offered and sold only outside the United States in offshore transactions in reliance on, and in compliance with, Regulation S.

Until 40 days after the commencement of the offering of any Series of Notes, an offer or sale of such Notes within the United States by any dealer (whether or not participating in the offering) may violate the registration requirements of the Securities Act if such offer or sale is made otherwise than in accordance with an available exemption from registration under the Securities Act.

Prohibition of sales to EEA Retail Investors

Unless the Pricing Supplement in respect of any Notes specifies "Prohibition of Sales to EEA Retail Investors" as "Not Applicable", each Dealer has represented and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that it has not offered, sold or otherwise made available and will not offer, sell or otherwise make available any Notes which are the subject of the offering

contemplated by this Programme Memorandum as completed by the Pricing Supplement in relation thereto to any retail investor in the European Economic Area. For the purposes of this provision:

- (a) the expression **retail investor** means a person who is one (or more) of the following:
 - (i) a retail client as defined in point (11) of Article 4(1) of MiFID II; or
 - (ii) a customer within the meaning of Directive (EU) 2016/97 (the **Insurance Distribution Directive**), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II; and
- (b) the expression an **offer** includes the communication in any form and by any means of sufficient information on the terms of the offer and the Notes to be offered so as to enable an investor to decide to purchase or subscribe the Notes.

United Kingdom

Prohibition of sales to UK Retail Investors

Unless the Pricing Supplement in respect of any Notes specifies "Prohibition of Sales to UK Retail Investors" as "Not Applicable", each Dealer has represented and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that it has not offered, sold or otherwise made available and will not offer, sell or otherwise make available any Notes which are the subject of the offering contemplated by this Programme Memorandum as completed by the Pricing Supplement in relation thereto to any retail investor in the United Kingdom. For the purposes of this provision:

- (a) the expression **retail investor** means a person who is one (or more) of the following:
 - (i) a retail client, as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 (**EUWA**); or
 - (ii) a customer within the meaning of the provisions of the FSMA and any rules or regulations made under the FSMA to implement Directive (EU) 2016/97, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the EUWA; and
- (b) the expression an **offer** includes the communication in any form and by any means of sufficient information on the terms of the offer and the Notes to be offered so as to enable an investor to decide to purchase or subscribe for the Notes.

Other regulatory restrictions

Each Dealer has represented and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that:

- (a) in relation to any Notes which have a maturity of less than one year, (i) it is a person whose ordinary activities involve it in acquiring, holding, managing or disposing of investments (as principal or agent) for the purposes of its business and (ii) it has not offered or sold and will not offer or sell any Notes other than to persons whose ordinary activities involve them in acquiring, holding, managing or disposing of investments (as principal or as agent) for the purposes of their businesses or who it is reasonable to expect will acquire, hold, manage or dispose of investments (as principal or agent) for the purposes of their businesses where the issue of the Notes would otherwise constitute a contravention of Section 19 of the FSMA by the Issuer;

- (b) it has only communicated or caused to be communicated and will only communicate or cause to be communicated an invitation or inducement to engage in investment activity (within the meaning of Section 21 of the FSMA) received by it in connection with the issue or sale of any Notes in circumstances in which Section 21(1) of the FSMA does not apply to the Issuer; and
- (c) it has complied and will comply with all applicable provisions of the FSMA with respect to anything done by it in relation to any Notes in, from or otherwise involving the United Kingdom.

Singapore

Each Dealer has acknowledged, and each further Dealer appointed under the Programme will be required to acknowledge, that this Programme Memorandum has not been registered as a prospectus with the Monetary Authority of Singapore. Accordingly, each Dealer has represented, warranted and agreed, and each further Dealer appointed under the Programme will be required to represent, warrant and agree, that it has not offered or sold any Notes or caused the Notes to be made the subject of an invitation for subscription or purchase and will not offer or sell any Notes or cause the Notes to be made the subject of an invitation for subscription or purchase, and has not circulated or distributed, nor will it circulate or distribute, this Programme Memorandum or any other document or material in connection with the offer or sale, or invitation for subscription or purchase, of the Notes, whether directly or indirectly, to any person in Singapore other than (i) to an institutional investor (as defined in Section 4A of the Securities and Futures Act 2001 of Singapore, as modified or amended from time to time (the **SFA**)) pursuant to Section 274 of the SFA or (ii) to an accredited investor (as defined in Section 4A of the SFA) pursuant to and in accordance with the conditions specified in Section 275 of the SFA.

General

Each Dealer has agreed and each further Dealer appointed under the Programme will be required to agree that it will (to the best of its knowledge and belief) comply with all applicable securities laws and regulations in force in any jurisdiction in which it purchases, offers, sells or delivers Notes or possesses or distributes this Programme Memorandum and will obtain any consent, approval or permission required by it for the purchase, offer, sale or delivery by it of Notes under the laws and regulations in force in any jurisdiction to which it is subject or in which it makes such purchases, offers, sales or deliveries and neither the Issuer, the Trustee nor any of the other Dealers shall have any responsibility therefor.

None of the Issuer, the Trustee and the Dealers represents that Notes may at any time lawfully be sold in compliance with any applicable registration or other requirements in any jurisdiction, or pursuant to any exemption available thereunder, or assumes any responsibility for facilitating such sale.

GENERAL INFORMATION

Authorisation

The establishment and update of the Programme and the issue of Notes have been duly authorised by resolutions of the Board of Directors of the Issuer dated 5 September 2018, 4 January 2019, 8 January 2020, 6 January 2021, 5 January 2022, 4 January 2023, 3 January 2024, 8 January 2025 and 7 January 2026.

Admission to trading of Notes

It is expected that each Tranche of Notes which is to be admitted to trading on the ISM will be admitted separately as and when issued, subject only to the issue of one or more Global Notes initially representing the Notes of such Tranche. Application has been made to the London Stock Exchange for such Notes to be admitted to trading on the ISM. The admission to trading of the Programme in respect of Notes is expected to be granted on or before 14 January 2026.

Documents Available

For the period of 12 months following the date of this Programme Memorandum, copies of the following documents will, when published in accordance with the ISM Rulebook, be available for inspection from the registered office of the Issuer and from the specified office of the Principal Paying Agent for the time being in London:

- (a) the Articles of Association of the Issuer;
- (b) the 2024 Issuer Annual Report;
- (c) the 2025 Issuer Annual Report;
- (d) the unaudited half year financial report of the Issuer for the six months ended 30 September 2025;
- (e) the most recently published audited annual financial statements of the Issuer and the most recently published unaudited interim financial statements (if any) of the Issuer, in each case together with any audit or review reports prepared in connection therewith;
- (f) the Trust Deed, the Agency Agreement and the forms of the Global Notes, the Notes in definitive form, the Coupons and the Talons;
- (g) a copy of this Programme Memorandum; and
- (h) any future programme memoranda, offering circulars, prospectuses, information memoranda, supplements, Pricing Supplement to this Programme Memorandum and any other documents incorporated herein or therein by reference.

Clearing Systems

The Notes have been accepted for clearance through Euroclear and Clearstream, Luxembourg (which are the entities in charge of keeping the records). The appropriate Common Code and ISIN for each Tranche of Notes allocated by Euroclear and Clearstream, Luxembourg will be specified in the applicable Pricing Supplement. If the Notes are to clear through an additional or alternative clearing system the appropriate information will be specified in the applicable Pricing Supplement.

The address of Euroclear is Euroclear Bank SA/NV, 1 Boulevard du Roi Albert II, B-1210 Brussels. The address of Clearstream, Luxembourg is Clearstream Banking, 42 Avenue JF Kennedy, L-1855 Luxembourg.

Conditions for determining price

The price and amount of Notes to be issued under the Programme will be determined by the Issuer and each relevant Dealer at the time of issue in accordance with prevailing market conditions.

Issues of Notes

The Issuer intends to make available details of all issues of Notes under the Programme through a regulatory information service and, to the extent that any such Notes are to be admitted to trading on the ISM, the applicable Pricing Supplement will be published on the website of the London Stock Exchange plc through a regulatory information service or will be published in such other manner permitted by the ISM Rulebook.

Post-issuance information

The Issuer does not intend to provide any post-issuance information in relation to the Notes issued under the Programme, the First Floating Charge or the security created by the Borrowers in respect of their respective Loan Agreements, other than as required (and available from the Issuer publicly at all times) pursuant to Condition 7(j) and Condition 7(p) (*Covenants*).

Significant or Material Change

There has been no significant change in the financial or trading position of the Issuer since 30 September 2025 and there has been no material adverse change in the financial position or prospects of the Issuer since 31 March 2025.

Litigation

The Issuer is not and has not been involved in any governmental, legal or arbitration proceedings (including any such proceedings which are pending or threatened of which the Issuer is aware) in the 12 months preceding the date of this document which may have or have had in such period a significant effect on the financial position or profitability of the Issuer.

Auditors

The independent auditors of the Issuer are PricewaterhouseCoopers LLP, Chartered Accountants & Registered Auditors, who have audited the Issuer's financial statements as at and for each of the financial years ended 31 March 2024 and 31 March 2025, without qualification, in accordance with International Standards of Auditing (ISA) UK. The auditors of the Issuer have no material interest in the Issuer.

The Issuer's financial statements as at and for each of the financial years ended 31 March 2024 and 31 March 2025 were prepared in accordance with UK-adopted international accounting standards and the Companies Act 2006 applicable to companies reporting under IFRS. The Issuer's unaudited half year financial report for the six months ending 30 September 2025 was prepared in accordance with IAS 34 – Interim Financial Reporting.

Dealers transacting with the Issuer

Certain of the Dealers and their affiliates have engaged, and may in the future engage, in investment banking and/or commercial banking transactions with, and may perform other services for the Issuer and its affiliates in the ordinary course of business.

Trustee's action

The Conditions and the Trust Deed provide for the Trustee to take action on behalf of the Noteholders in certain circumstances, but only if the Trustee is indemnified and/or secured and/or pre-funded to its satisfaction. It may not always be possible for the Trustee to take certain actions, notwithstanding the provision of an indemnity and/or security and/or pre-funding to it. Where the Trustee is unable to take any action, the Noteholders are permitted by the Conditions and the Trust Deed to take the relevant action directly.

EU risk retention and due diligence requirements

Prospective investors should note that the Issuer is of the opinion that the requirements of EU Securitisation Regulation or the UK Securitisation Framework do not apply to the transactions contemplated by this Programme and none of the Issuer, any Dealer nor any other transaction party, or any of their respective affiliates or advisers accept responsibility to investors for the regulatory treatment of their investment in the Notes, including (but not limited to) whether the Notes will be regarded as constituting a "securitisation" or a "securitisation position" for the purposes of the EU Securitisation Regulation or the UK Securitisation Framework and its application by any regulatory authority in any jurisdiction. If the regulatory treatment of an investment in the Notes is relevant to any investor's decision whether or not to invest, the investor should make its own determination as to such treatment and for this purpose seek professional advice and consult its regulator. Prospective investors are referred to the section entitled "*Risk factors – Risks relating to regulatory initiatives impacting the regulatory treatment of the Notes*" of this Programme Memorandum for further information on the requirements of the EU Securitisation Regulation and the UK Securitisation Framework and certain related considerations.

Investor updates

The Issuer releases quarterly updates to holders of Notes issued under this Programme (via RNS) and offers, where appropriate, the opportunity for such holders of Notes to have a meeting or call following each update.

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