

PROSPECTUS DATED 20 FEBRUARY 2026

# greensleeves care

## GREENSLEEVES HOMES TRUST

Stepped Coupon Bonds due 24 September 2029

Issue Price: 97.0 per cent.

Issued by RCB Bonds PLC



secured on a loan to Greensleeves Homes Trust

MANAGER



Allia C&C Ltd

AN INVESTMENT IN THE BONDS INVOLVES CERTAIN RISKS. YOU SHOULD HAVE REGARD TO THE FACTORS DESCRIBED IN SECTION 1 ("*RISK FACTORS*") OF THIS PROSPECTUS. YOU SHOULD ALSO READ CAREFULLY SECTION 10 ("*IMPORTANT LEGAL INFORMATION*").

## IMPORTANT NOTICES

### About this document

This prospectus (the "**Prospectus**") has been approved by the Financial Conduct Authority (the "**FCA**") pursuant to the Prospectus Rules: Admission to Trading on a Regulated Market sourcebook (the "**PRM**") made pursuant to its rule-making powers under The Public Offers and Admissions to Trading Regulations ("**POATRs**"). The FCA only approves this Prospectus as meeting the standards of completeness, comprehensibility and consistency imposed by the rules in the PRM. Such approval should not be considered as an endorsement of RCB Bonds PLC (the "**Issuer**"), Greensleeves Homes Trust (the "**Charity**") or the quality of the sterling denominated Stepped Coupon Bonds due 24 September 2029 (the "**Bonds**") that are the subject of this Prospectus. Investors should make their own assessment as to the suitability of investing in the Bonds (see "*UK MiFIR product governance*" below).

The Bonds bear interest from their date of issue at the fixed rate of: (i) from (and including) the Issue Date to (but excluding) 24 March 2027, 5.5 per cent. per annum, (ii) from (and including) 24 March 2027 to (but excluding) 24 September 2027, 6.0 per cent. per annum, (iii) from (and including) 24 September 2027 to (but excluding) 24 March 2028, 6.5 per cent. per annum, (iv) from (and including) 24 March 2028 to (but excluding) 24 September 2028, 7.0 per cent. per annum, (v) from (and including) 24 September 2028 to (but excluding) 24 March 2029, 7.5 per cent. per annum and (vi) from (and including) 24 March 2029 to (but excluding) 24 September 2029 (being the expected maturity date of the Bonds), 8.0 per cent. per annum. Interest will be paid semi-annually in arrear on 24 March and 24 September in each year.

Certain of the Bonds may immediately be purchased by the Issuer on the Issue Date (any such Bonds so purchased, the "**Retained Bonds**"). The aggregate principal amount of Retained Bonds (if any) will be specified in the Issue Size Announcement (as defined below).

The proceeds of the Bonds (including (if applicable) the proceeds of any Retained Bonds following a sale of such Retained Bonds to any third party from time to time) described in this Prospectus will be loaned to the Charity by way of a Loan (as defined below) on the terms of a loan agreement (the "**Loan Agreement**") to be entered into between the Issuer and the Charity on 24 March 2026 (the "**Issue Date**").

Payments of interest and principal due on the Loan and those due on the Bonds will be identical (save that payments of interest and principal under the Loan will be paid two business days prior to each interest payment date or redemption date, as the case may be, on the Bonds and subject to any withholding taxes either on amounts paid under the Loan or under the Bonds), so that payments of interest and repayment of the Loan by the Charity will provide the Issuer with funds to make the corresponding payment on the Bonds.

The Bonds are transferable debt instruments and are to be issued by the Issuer on the Issue Date. The principal amount of each Bond (being the amount which is used to calculate payments made on each Bond) is £100. The aggregate principal amount of the Bonds to be issued (including (if applicable) details of the aggregate principal amount of any Retained Bonds) will be specified in the issue size announcement published by the Issuer on a regulatory information service (the "**Issue Size Announcement**") but will not exceed an aggregate principal amount of £45,000,000.

You should note that both the issuance of the Bonds and the aggregate principal amount of any Bonds issued are conditional upon, amongst other things, the outcome of an offer by the Charity to purchase the outstanding 4.25 per cent. Bonds due 30 March 2026 issued by the Issuer on 30 March 2017 and secured on a loan to the Charity, as announced by the Issuer on the date of this Prospectus (the "**Tender Offer**"). If the outcome of the Tender Offer is such that no Bonds will be issued, this will be announced in the Issue Size Announcement.

This Prospectus contains important information about the Issuer, the Charity, the terms of the Bonds and details of how to apply for the Bonds and certain information about how the Bonds may be allocated to investors. This Prospectus also describes the risks relevant to the Issuer and the Charity and their respective businesses and risks relating to an investment in the Bonds generally. You should read and understand fully the contents of this Prospectus before making any investment decisions relating to the Bonds.

## Responsibility for the information contained in this Prospectus

The information contained in this Prospectus was current as at the date of this Prospectus.

The Issuer accepts responsibility for the information contained in this Prospectus. To the best of the knowledge of the Issuer the information contained in this Prospectus is in accordance with the facts and the Prospectus makes no omission likely to affect its import. Where information has been sourced from a third party, this information has been accurately reproduced and, as far as the Issuer is aware and is able to ascertain from information published by that third party, no facts have been omitted which would render the reproduced information inaccurate or misleading. The source of third party information is identified where used.

The Charity accepts responsibility for the information in this Prospectus contained in Section 1 ("*Risk Factors - Factors that may affect the Charity's ability to fulfil its obligations under the Loan Agreement*"), Section 2 ("*Description of the Charity*"), Section 3 ("*Information about the Bonds*") (in so far as the information relates to the Charity only), the information relating to it under the headings "*Use of Proceeds*", "*Material or Significant Change*", "*Litigation*" and "*Auditors*" in Section 9 ("*Additional Information*") and the documents listed as items 3, 4, 5 and 6 in Section 11 ("*Documents Incorporated by Reference*"). To the best of the knowledge of the Charity the information contained in these sections of the Prospectus is in accordance with the facts and the Prospectus makes no omission likely to affect its import. Where information has been sourced from a third party, this information has been accurately reproduced and, as far as the Charity is aware and is able to ascertain from information published by that third party, no facts have been omitted which would render the reproduced information inaccurate or misleading. The source of third party information is identified where used.

This Prospectus is to be read in conjunction with all documents which are deemed to be incorporated in it by reference (see Section 11 ("*Documents Incorporated by Reference*"). This Prospectus shall be read and construed on the basis that those documents are incorporated in and form part of this Prospectus.

Other than in relation to the documents which are deemed to be incorporated by reference (see Section 11 ("*Documents Incorporated by Reference*")), the information on the websites to which this Prospectus refers does not form part of this Prospectus and has not been scrutinised or approved by the FCA.

## Use of defined terms in this Prospectus

Certain terms or phrases in this Prospectus are defined in double quotation marks and bold type and subsequent references to that term are designated with initial capital letters. The locations in this Prospectus where these terms are defined are set out in Appendix A ("*Defined Terms Index*") of this Prospectus.

In this Prospectus, references to the "**Issuer**" are to RCB Bonds PLC, which is the issuer of the Bonds, and references to the "**Charity**" are to Greensleeves Homes Trust, the borrower under the Loan Agreement. See Sections 2 ("*Description of the Charity*") and 6 ("*Description of the Issuer*").

## Cautionary statement regarding forward looking statements

Some statements in this Prospectus may be deemed to be forward looking statements. Forward looking statements include statements concerning the Charity or the Group's plans, targets, objectives, goals, strategies, future operations and performance and the assumptions underlying these forward looking statements. When used in this Prospectus, the words "anticipates", "estimates", "expects", "believes", "intends", "targets", "plans", "aims", "seeks", "may", "will", "should" and any similar expressions generally identify forward looking statements. The Charity has based these forward looking statements on the current view of its management with respect to future events and financial performance. Although the Charity believes that the expectations, targets, estimates and projections reflected in its forward looking statements are reasonable as of the date of this Prospectus, if one or more risks or uncertainties materialise, including those identified in Section 1 ("*Risk Factors*") or which the Charity has otherwise identified in this Prospectus, or if any of the Charity's underlying assumptions prove to be incomplete or inaccurate, the Charity or the Group's actual results of operation may vary from those expected, estimated or predicted.

Any forward looking statements contained in this Prospectus speak only as at the date of this Prospectus. Without prejudice to any requirements under applicable laws and regulations, the Charity and the Issuer expressly disclaim any obligation or undertaking to disseminate after the date of this Prospectus any updates or revisions to any forward looking statements contained in it to reflect any change in expectations or any change in events, conditions or circumstances on which any such forward looking statement is based.

## **UK MiFIR product governance**

Solely for the purposes of the manufacturer's product approval process, the target market assessment in respect of the Bonds has led to the conclusion that: (i) the target market for the Bonds is (a) retail clients (for these purposes, a retail client means a person who is not 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 European Union (Withdrawal) Act 2018 (the "EUWA") ("UK MiFIR") ("**professional client**")) with experience of taking credit risk on the Charity and/or investing in complex instruments; (b) eligible counterparties, as defined in the FCA Handbook Conduct of Business Sourcebook ("**COBS**"); and (c) professional clients; and (ii) all channels for distribution of the Bonds are appropriate, including investment advice, portfolio management, non-advised sales and pure execution services, subject to the distributor's suitability and appropriateness obligations under COBS, as applicable. Any person subsequently offering, selling or recommending the Bonds (a "**distributor**") should take into consideration the manufacturer's target market assessment; however, a distributor subject to the FCA Handbook Product Intervention and Product Governance Sourcebook is responsible for undertaking its own target market assessment in respect of the Bonds (by either adopting or refining the manufacturer's target market assessment) and determining appropriate distribution channels, subject to the distributor's suitability and appropriateness obligations under COBS, as applicable.

## **Key Information Document**

A key information document ("**KID**") pursuant to Regulation (EU) No 1286/2014 as it forms part of domestic law by virtue of the EUWA has been prepared by the Issuer in connection with the Bonds. If you have not received a copy of the KID you should request this from your stockbroker or other financial intermediary (such person, a "**Financial Intermediary**") prior to making any investment decision in relation to the Bonds.

## **The Bonds are not protected by the Financial Services Compensation Scheme**

The Bonds are not protected by the Financial Services Compensation Scheme (the "**FSCS**"). As a result, neither the FSCS nor anyone else will pay compensation to you upon the failure of the Issuer. **If the Charity or the Issuer goes out of business or becomes insolvent or otherwise fails to pay amounts when due under the Loan or the Bonds (as the case may be), you may lose all or part of your investment in the Bonds.**

## **No independent investigation by the Issuer of the Charity**

The Issuer has not undertaken and will not undertake any investigations or due diligence to establish the creditworthiness of the Charity for the benefit of holders of the Bonds ("**Bondholders**"). The Issuer does not provide any credit enhancement, guarantee or any other credit support in respect of the Charity or its obligations under the Loan Agreement.

## **How to apply**

Applications to purchase Bonds cannot be made directly to the Issuer. Bonds will be issued to you in accordance with the arrangements in place between you and your Financial Intermediary, including as to application process, allocations, payment and delivery arrangements. You should approach your Financial Intermediary to discuss any application arrangements that may be available to you.

After the closing time and date of the offer period (i.e. 4.00 p.m. (London time) on 18 March 2026) no Bonds will be offered for sale (a) by or on behalf of the Issuer or (b) by any Financial Intermediary, except with the permission of the Issuer.

See Section 4 ("*How to Apply for the Bonds*") for more information, including as to how the Bonds may be allocated to investors.

You may not be allocated all of the Bonds for which you apply.

### **Holding interests in the Bonds through CREST Depository Interests**

You may hold the Bonds through Euroclear UK & International Limited (formerly known as CREST Co Limited) ("**CREST**"). CREST allows bondholders to hold bonds in a dematerialised form, rather than holding physical bonds. Instead of issuing physical bonds, CREST issues what are known as depository interests which are held and transferred through CREST ("**CDIs**"), representing the interests in the relevant Bonds underlying the CDIs (the "**Underlying Bonds**"). Holders of CDIs (the "**CDI Holders**") will not be the legal owners of the Underlying Bonds. The rights of CDI Holders to the Underlying Bonds are represented by the relevant entitlements against CREST Depository Limited (the "**CREST Depository**") through which CREST International Nominees Limited holds interests in the Underlying Bonds. Accordingly, rights under the Underlying Bonds cannot be enforced by CDI Holders directly against the Issuer; instead they must be enforced through CREST. **This could result in an elimination or reduction in the payments that otherwise would have been made in respect of the Underlying Bonds in the event of any insolvency or liquidation of CREST, in particular where the Underlying Bonds held in clearing systems are not held in special purpose accounts and are fungible with other securities held in the same accounts on behalf of other customers of CREST.**

The rights of the CDI Holders will be governed by the arrangements between CREST, Euroclear, Clearstream, Luxembourg and the Issuer, including the global deed poll dated 25 June 2001 (as subsequently modified, supplemented and/or restated) (the "**CREST Deed Poll**"). You should note that the provisions of the CREST Deed Poll, the CREST International Manual dated 14 April 2008, as amended, modified, varied or supplemented from time to time (the "**CREST Manual**"), and the CREST Rules contained in the CREST Manual applicable to the CREST International Settlement Links Service contain indemnities, warranties, representations and undertakings to be given by CDI Holders and limitations on the liability of the CREST Depository. CDI Holders are bound by such provisions and may incur liabilities resulting from a breach of any such indemnities, warranties, representations and undertakings in excess of the amounts originally invested by them. As a result, the rights of and returns received by CDI Holders may differ from those of holders of Bonds which are not represented by CDIs.

In addition, CDI Holders may be required to pay fees, charges, costs and expenses to the CREST Depository in connection with the use of the CREST International Settlement Links Service (the "**CREST International Settlement Links Service**"). These will include the fees and expenses charged by the CREST Depository in respect of the provision of services by it under the CREST Deed Poll and any taxes, duties, charges, costs or expenses which may be or become payable in connection with the holding of the Bonds through the CREST International Settlement Links Service.

You should note that none of the Issuer, the Charity, the Manager, the Trustee or the Paying Agent will have any responsibility for the performance by any intermediaries or their respective direct or indirect participants or accountholders of their respective obligations under the rules and procedures governing their operations.

You should note that the CDIs are the result of the CREST settlement mechanics and are not the subject of this Prospectus.

### **Public Offers and Admissions to Trading Regulations: Offer conditional on admission to trading**

In accordance with Schedule 1, Part 1, paragraph 6 of the POATRs, the offer of the Bonds is conditional on the admission of the Bonds to the official list of the FCA and to the London Stock Exchange's main market.

It is expected that the Bonds will be admitted to the official list of the FCA and to trading on the London Stock Exchange's main market on or around 25 March 2026, subject only to the issue of the global bond. Application has been made to the FCA for the Bonds to be admitted to its official list and to the London Stock Exchange for the Bonds to be admitted to trading on the London Stock Exchange's main market.

If, notwithstanding such applications, the Bonds are not admitted to the official list of the FCA and to trading on the London Stock Exchange's main market within 14 days of the issue date of the Bonds, the Issuer will publish an announcement on a regulatory information service setting out the procedures that retail clients (as defined under "*UK MiFIR product governance*" above) will be required to follow in order to return the Bonds to the Charity for cancellation in accordance with the terms and

conditions of the Bonds. Such announcement shall also include information on the process for the delivery and quantum of a cash amount to be returned to such retail clients, which will be calculated by reference to (i) the face value of the Bonds being returned multiplied by the Issue Price; and (ii) an amount in respect of interest accrued on the Bonds to a date specified in that announcement.

### **Queries relating to this Prospectus and the Bonds**

If you have any questions regarding the content of this Prospectus and/or the Bonds or the actions you should take, you should seek advice from your financial adviser or other professional adviser before deciding to invest.

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# 1

## RISK FACTORS

**The following section sets out certain risks relating to an investment in the Bonds, including (1) risks relating to the Issuer's ability to make payments under the Bonds, (2) risks relating to the Charity's ability to make payments under the Loan Agreement, (3) risks relating to the structure of the Bonds and (4) risks relating to the market generally.**

## RISK FACTORS

The following is a description of the principal risks and uncertainties which may affect the Issuer's or, as the case may be, the Charity's ability to fulfil its obligations under the Bonds or the Loan Agreement, respectively.

### 1. FACTORS THAT MAY AFFECT THE ISSUER'S ABILITY TO FULFIL ITS OBLIGATIONS UNDER THE BONDS

***The Issuer is an entity which has been established for the purpose of issuing asset-backed securities. It has very limited assets, and investors in the Bonds will only have limited recourse to certain of those assets in the event that the Issuer fails to make payments in respect of the Bonds***

The Issuer is an entity which has been established for the purpose of issuing asset-backed securities, which means that it has been incorporated for specific purposes only (i.e. to issue bonds), will not conduct business more generally and has very limited assets. The Issuer will not engage in any business activity other than the issuance of bonds under an established issuance facility, the use of the proceeds of the issue of such bonds to make or acquire loans to charities and ethical companies in the United Kingdom for the purpose of promoting positive social and/or environmental impact, the entry into and performance of its obligations in respect of such issuance facility and the performance of any act incidental to or necessary in connection with the aforesaid.

The proceeds of the issue of the Bonds (including (if applicable) the proceeds of any Retained Bonds following a sale of such Retained Bonds to any third party from time to time) described in this Prospectus will be loaned to the Charity under the Loan Agreement to be dated the date of issue of the Bonds. Since the Issuer does not have any general income-producing business, its ability to make payments under the Bonds will depend entirely on the Charity making payments to the Issuer under the Loan Agreement.

The Issuer's only material assets corresponding to the Bonds will be its rights under the Loan Agreement and under the issuance facility insofar as they relate to the Bonds and the Loan Agreement. Whilst the Issuer may issue other bonds and make or acquire loans to other charities or to ethical companies, the Issuer's rights in respect of those other loan agreements will be held as security for the holders of the corresponding bonds and will not be available to investors in the Bonds described in this Prospectus. Accordingly, in the event that the Issuer fails to make payments in respect of the Bonds, investors in the Bonds will have recourse only to certain of the assets of the Issuer.

If the Charity fails to make payments under the Loan Agreement, the Issuer will not be able to meet its payment obligations in respect of the Bonds.

***The Issuer's only material assets corresponding to the Bonds will be its rights under the Loan Agreement and, accordingly, investors in the Bonds will take credit risk on the Charity***

Credit risk can be described as the risk that a borrower of money will be unable to repay it. Investors in the Bonds will take credit risk on the Charity. If the Charity becomes unable to pay its debts as they fall due, an investor in the Bonds could lose some or the entire amount of its investment. Accordingly, investors should have regard to the detailed information contained in this Prospectus in relation to the Charity to assess the credit risk of an investment in the Bonds, including the risk factors set out under "*Factors that may affect the Charity's ability to fulfil its obligations under the Loan Agreement*" below.

#### ***The Issuer's reliance on the Servicer***

The Issuer is a special purpose entity established for the purpose of issuing asset-backed securities. It has no employees and has therefore contracted with the Servicer to provide corporate administration and loan management services under the Services Agreement which include, among other things, the provision of certain

servicing and cash management services to the Issuer and the forwarding of information to the Trustee received from the Charity and publishing such information on the Issuer's website.

The Issuer will rely on the Servicer to carry out certain obligations of the Issuer under the respective agreements to which it is a party. In the event that the Servicer were to fail to perform its obligations under the Services Agreement and/or that the Issuer were to fail to appoint a successor servicer, the Bondholders may be adversely affected. In particular, disruptions in cash management or servicing arrangements could lead to Bondholders not receiving (or receiving late) payments that are otherwise due on the Bonds.

Furthermore, the failure of the Servicer to deliver or publish information (where it is obliged to do so) that is delivered by the Charity under the terms of the Loan Agreement (such as, for example, information provided pursuant to the information covenants set out in Clause 8 of the Loan Agreement) and received by the Servicer on behalf of the Issuer could mean that Bondholders are not aware of such information, which could be material to a Bondholder's evaluation of the ability of the Charity to make payments under the Loan Agreement and, in turn, the ability of the Issuer to make payments in respect of the Bonds.

### ***No ability to appoint an administrative receiver in respect of the Issuer***

The security granted by the Issuer to the Trustee will not entitle the Trustee to appoint an administrative receiver. Therefore, if the Issuer were to be subject to administration proceedings, the Trustee would have no ability to block such administration. As a result, if such administration proceedings were commenced in respect of the Issuer, the enforcement of the security by the Trustee may be subject to an administration moratorium, which is a mechanism provided for under statute that prevents most creditors and other third-parties from taking actions against the company subject to administration proceedings until the administration proceedings are complete. An administration moratorium would result in enforcement of the security by the Trustee being postponed until at least the end of the administration moratorium. This would result in a corresponding delay in Bondholders receiving amounts (if any) due to them in respect of their investment in the Bonds.

For a description of certain risks which may affect the Charity's ability to make payments due under the Loan Agreement, see "*Factors that may affect the Charity's ability to fulfil its obligations under the Loan Agreement*" below.

## **2. FACTORS THAT MAY AFFECT THE CHARITY'S ABILITY TO FULFIL ITS OBLIGATIONS UNDER THE LOAN AGREEMENT**

### ***Occupancy levels***

Occupancy levels are a key driver to the revenue of care home properties. In data from the 2021 census, the Office for National Statistics projected that over the next 15 years the UK population aged 85 and over would increase from 1.6 million (2.5 per cent. of the total population) to 2.6 million (3.5 per cent. of the total population).<sup>1</sup> However, as life expectancy rises it does not necessarily follow that people will also be dependent (and therefore in need of services of the kind provided by the Charity) for longer. Instead, as life expectancy rises, the number of years without dependency could rise by the same amount, keeping the number of years with dependency constant. Accordingly, there can be no guarantee that the national requirement for care services will increase over time.

Nor can there be any assurance that the current level of requirement for care services will be sustained – in particular, if health care standards continue to increase then the number of years without dependency may correspondingly increase, reducing the amount of time for which people need services of the kind provided by the Charity.

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<sup>1</sup> National population projects: 2021-based interim, available at <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/bulletins/nationalpopulationprojections/2021basedinterim>

Occupancy may be further affected by a range of other factors such as damage to the reputation of the Charity, competition from other care providers or the outbreak of a severe communicable disease (see "*Claims and reputational risks*", "*Competition*" and "*Disruption due to a severe communicable disease*" below).

Any drop in occupancy levels will have an adverse effect on revenue.

Should overall demand fall, lower occupancy levels could be addressed by reducing the Group's portfolio (though this may itself entail material costs and expenses), resulting in sustained occupancy levels as a percentage of available beds, but this would have a negative impact on overall fee income (see "*Fee income*" below).

As a result of the COVID-19 pandemic, occupancy levels fell from an average of 92.6 per cent. in the year ended 31 March 2020 to a low point of 76.5 per cent. during the year ended 31 March 2021. Occupancy levels have subsequently taken longer to recover than previously anticipated by the Charity. In the year ending 31 March 2025, average occupancy across the Group's homes was 87.6 per cent. Excluding three homes for which admissions were impacted by quality issues or building works, as at 31 December 2025, occupancy across the estate had reached 89.3 per cent.

If the Group is unable to increase occupancy levels in line with its targets, or if occupancy levels fall, this may impact the Charity's ability to make payments under the Loan Agreement and, in turn, the Issuer's ability to make payments in respect of the Bonds.

### ***Staff***

Lack of suitable staff may result in use of more expensive agency staff, which may also lead to inconsistent standards of care. Additionally, any future increases to the national minimum living wage, rates of employer's National Insurance or other employer costs may also result in increased costs over and above the usual inflationary levels.

In common with all health providers, the Charity faces challenges in recruiting and retaining qualified staff, particularly nurses. This is being countered to some extent by government initiatives to increase the number of nurses entering or re-entering the profession but remains a significant challenge. The Charity has also obtained a visa sponsorship licence to facilitate recruitment of overseas staff. However, there can be no assurance that, with increased competition for suitably qualified staff, the Charity will succeed in recruiting and retaining staff.

The healthcare sector in the United Kingdom currently meets demand for staff, to a certain extent, by employing staff from outside the United Kingdom. However, there can be no assurance that current government policies permitting this will not change, or that it will remain possible to employ staff from outside the United Kingdom.

Increased costs associated with the above matters may not be recoverable through fee increases. Likewise, more limited ability to recruit and retain staff could affect the Issuer's business, results of operations and financial condition, adversely affecting the Charity's ability to make payments under the Loan Agreement and, in turn, affect the Issuer's ability to make payments under the Bonds.

### ***Fee income***

Income generated from fees paid by residents is a major source of the Charity's income. Any surplus following deduction of operational costs is reinvested back into the operation of the Charity and servicing of its debt.

The level of fees charged is therefore a key component in the operation of the Charity and the Charity continually seeks improvement in the quality of care offered and invests in both existing and new facilities to maintain the environment necessary to continue to improve fee levels. However, there can be no guarantee that the Charity will be able to improve or maintain current fee levels.

The Charity may also find it difficult to pass on future operating cost increases to residents, whether funded privately or publicly, particularly if operating cost increases are in excess of prevailing inflation rates or if significant additional and unexpected costs are incurred in the period following the Charity's annual adjustment of its fees.

Accordingly, there is no guarantee that the current ratio of fees to expenses can be maintained. A reduction in that ratio may impact the Charity's ability to make payments under the Loan Agreement, which would, in turn, have an impact on the Issuer's ability to make payments in respect of the Bonds.

### ***Regulatory issues***

The Charity is regulated and inspected by the Care Quality Commission ("CQC") – please see "*Description of the Charity – Regulatory Landscape*".

Any adverse findings of any future CQC inspection could result in adverse publicity and will also be drawn to the attention of the relevant part of the local authority responsible for that geographic area. This could result in the loss of contracts and might have a material adverse effect on the business, results of operations, financial condition or prospects of the Charity. If CQC findings are seriously adverse, the CQC can mandate a temporary halt to admissions of new residents to a home and, in extreme circumstances, the CQC has the power to order the closure of a home.

In some cases, registered managers may need to be replaced (either due to adverse findings or due to natural changes in personnel) and, in such circumstances, a new registered manager would need to be put in place and the relevant approval applied for. This may have an adverse cost and/or temporary care quality issues resulting from the recruitment process.

The CQC also has the option of taking legal action against providers who breach the regulations against which they are inspected and measured. Legal action is usually taken when a provider is breaching several regulations and is unsafe to continue providing services as per their registration. The legal action can include closing a service, removing registration for particular service user groups or limiting activities that can be undertaken. Fines can also be issued (without any financial limit) based on the financial turnover of the provider. The CQC is also responsible for health and safety matters in the care sector. It can instigate legal action where there has been a breach of health and safety regulations and can stop a service from running if there are concerns over the safety and wellbeing of residents.

In light of the above, the Charity maintains a governance system that it considers suitable to meet current regulatory requirements and monitors CQC publications, updates and the CQC website to ensure its governance system remains valid. The Charity is also part of the CQC Market Oversight scheme which involves regular review by analysts from the CQC of the Charity's financial results, forecasts and key performance data. The Charity also provides regular updates and training to its managers and staff, as well as regular visits from divisional support, quality audit and training teams to ensure compliance with the regulatory requirements. However, such measures may not be adequate to ensure that the Charity meets all applicable regulatory requirements.

Out of the 27 homes of the Group which have been inspected by the CQC, five are rated as "Requires Improvement" and one (Lavender Fields) is rated as "Inadequate". These adverse findings could have ongoing consequences for the reputation, operations, recruitment or management of the relevant homes and might have a material adverse effect on the business, results of operations, financial condition or prospects of the Charity. The Group has a remedial plan in place for each of the five homes rated "Requires Improvement" and the one rated "Inadequate". If these remedial plans are not successful, sustained adverse findings of the CQC may result in the consequences described above. As at the date of this Prospectus, three homes are under routine inspection by the CQC.

The residential care sector is highly regulated and there has been periodic change to the legislative regime over the last 20 years. Future changes in regulation could result in increased costs for the Charity.

Any of the factors above could adversely affect the ability of the Charity to make payments under the Loan Agreement and, in turn, the ability of the Issuer to make payments in respect of the Bonds. No assurance can be given as to the impact of any possible changes in regulations after the date of this Prospectus.

### ***Claims and reputational risks***

Given the nature of its business, the Charity may from time to time face legal action from occupants or their relatives in relation to care provided by the Charity, and from staff for work-related incidents. Although such liability is subject to insurance cover, if the claims record worsens, insurance may become more expensive and this may have an adverse effect on the Charity's operations and revenue. In addition, if there were to be high-profile claims, or allegations of mistreatment or abuse, the reputation of the Charity, and, therefore, its business, might suffer. This may affect the Charity's ability to make payments under the Loan Agreement and, in turn, the Issuer's ability to make payments in respect of the Bonds.

To date, litigation claims made against the Charity have not had a material impact on the revenue or business of the Charity, although there can be no assurance that the Charity will not, in the future, be subject to a claim which may have a material impact upon its revenue or business. Any such claims may have an adverse impact on the Charity's ability to make payments under the Loan Agreement and, in turn, the Issuer's ability to make payments in respect of the Bonds.

### ***Breach of the Charity's information technology systems and failure of information governance***

The Charity's services are underpinned by information technology systems and infrastructure. Due to the nature of its business, the Charity handles sensitive consumer data and any failure to maintain the confidentiality of such data could result in liability for, and reputational damage to, the Charity. System failures may impact the Charity's provision of products and services and may cause information security breaches. Systems failures or outages could compromise the Charity's ability to perform these functions in a timely manner, which could harm its ability to conduct business as well as the Charity's relationships with its business partners and residents. The Charity's systems could also be subject to physical and electronic break-ins, and subject to similar disruptions from unauthorised tampering. This may impede or interrupt the Charity's business operations or lead to unauthorised disclosure or loss of data or data corruption, including resident data, which could lead to legal liability and damage to the Charity's reputation. Any such failures or breaches and a lack of integration of systems could adversely affect the Group's business, results of operations and financial condition and have an adverse impact on the Charity's ability to make payments under the Loan Agreement and, in turn, the Issuer's ability to make payments in respect of the Bonds.

### ***Competition***

The Charity is aware that there are competitors in the market who may offer better pricing, higher standards or a wider range of care. There may also be competitors with a more recognised brand. Competition in the healthcare sector may reduce the ability of the Charity to retain existing residents or attract new residents, which would have a direct impact on the Charity's revenue. While the Charity tracks its competitors' offerings and local demands and, where possible, seeks to equal or better those offerings, no assurance can be given that the Charity will succeed in such an endeavour.

A reduction in revenue may impact the Charity's ability to make payments under the Loan Agreement, which would, in turn, have an impact on the Issuer's ability to make payments in respect of the Bonds.

### ***Business growth***

Whilst current development activity is paused as at the date of this Prospectus, if the Charity were to restart growth of its operations, it would be required to carefully select new investment opportunities in both existing and new-build care homes. The Charity employs rigorous and multi-level appraisal techniques and ensures extensive due diligence from external and internal advisers before committing to material investments. However, poor selection

of new investments (i.e. selection of investments that generate less revenue and/or higher costs than anticipated or which otherwise do not benefit the Charity's operations as intended) could have an adverse impact on the Charity's operations as this would result in a lower cashflow generated by the investments and therefore less cash resources for the Charity, which may adversely affect the ability of the Charity to make payments under the Loan Agreement. This, in turn, would adversely affect the ability of the Issuer to make payments in respect of the Bonds.

Furthermore, new buildings and developments are subject to project risks such as cost overruns and delays, which can severely impact the new home's ability to generate revenue. Due to the lack of qualified building contractors in the market to provide the required services, the costs of the Charity may increase as a result of higher quotations from the limited pool of available contractors. Once building and/or development is complete, there is a risk that the new home will not operate effectively for a variety of reasons, such as inadequate staffing, low occupancy rates or a delay between completion and the achievement of optimum operational efficiency. Any of these factors may lead to a loss of reputation and/or a loss of income for the Charity. Any such loss of reputation and/or loss of income may have an adverse impact on the Charity's ability to make payments under the Loan Agreement and, in turn, the Issuer's ability to make payments in respect of the Bonds.

#### ***Disruption due to a severe communicable disease***

The outbreak or threatened outbreak of a severe communicable disease, such as a novel strain of COVID-19 or flu, may adversely affect the business of the Charity.

The outbreak of any severe communicable disease could have an impact on admissions if potential residents do not have confidence in the environment offered by care homes during a pandemic, particularly due to the age profile of the residents. A new outbreak of COVID-19, or another severe communicable disease such as flu, could have a significant impact on the Charity's occupancy levels and therefore fee income.

An outbreak of disease could also increase costs and expenses and staff availability. During the COVID-19 pandemic, additional costs arose due to increased use of personal protective equipment and additional health and safety measures put in place, although those costs were largely offset by grants received under various government support schemes, as well as a reduction in non-essential expenditure by the Charity. If government support were to be more limited, the impact could be significant. Likewise, if any of the Charity's employees are suspected of contracting an epidemic disease, this could require the Charity to quarantine some or all of those employees, relocate employees, have employees work from home, employ additional staff (on a temporary or permanent basis, including agency staff) and/or disinfect the facilities used for its operations, any of which could in turn result in additional costs.

Development projects and the Charity's growth strategy could also be impacted. COVID-19 had a significant impact on supply chains and the construction sector. If another disease outbreak were to occur, there would be a risk of delay to the Charity's development projects and the construction of new and existing care homes. Any such delays may adversely impact, amongst other things, fee income, occupancy levels and the growth of the Charity's business (see "*Fee income*", "*Occupancy levels*" and "*Business growth*").

Global pandemics, such as COVID-19, also have a broader significant global economic impact and result in changes in societal behaviours, government priorities and consumer spending patterns which could in turn affect the Charity.

Any of the factors described above may adversely affect the Charity's ability to make payments under the Loan Agreement and, in turn, the Issuer's ability to make payments in respect of the Bonds.

#### ***Public sector funding***

An element of the Charity's income is or may be derived from publicly funded sources, principally local authorities or the National Health Service. There can be no assurance that the level of public sector funding made available for care services will continue at its current level. Local authorities have limited budgets and this affects the scope

of care services funded by them. Additionally, local authorities may reduce fee levels payable to operators or reduce the number of residents they can fund, which could have an impact on income generated by the Charity. The future availability of public finance could also be affected by political considerations, which are not within the Charity's control.

During the year ended 31 March 2025, 25.4 per cent. of residents in the Charity's care homes were publicly funded, which is broadly in line with historic performance.

Accordingly, future changes in public sector funding available for residential care or nursing homes could have an adverse impact on the Charity's ability to make payments under the Loan Agreement. This, in turn, would adversely affect the ability of the Issuer to make payments in respect of the Bonds.

### ***Refinancing risk***

The current intention of the Charity is to repay the Loan from a combination of available reserves to be built up within the business and new indebtedness. The availability of credit for the Charity to refinance the Loan will be significantly dependent upon economic conditions then prevailing in the United Kingdom, being the market where its operations are based, as well as the willingness and ability of lenders to make such loans.

Such lenders typically include banks, insurance companies and finance companies. The availability of funds in the credit markets fluctuates and there can be no assurance that such funds will be available and, if they are, will remain at current levels. If the Charity requires but is unable to obtain additional financing, it may not be able to meet its obligations under the Loan Agreement, which would, in turn, affect the Issuer's ability to make payments in respect of the Bonds.

### ***Changes in care practice and demographics***

The method of care for residents changes from time to time as practice changes. Through involvement with appropriate networks and intelligence from government statistics and forecasts, the Charity ensures it is aware and up-to-date with emerging trends and, where necessary, seeks to adapt service provision to recognise the changes in demographics and demand. In particular, the Charity has in place an ongoing refurbishment and upgrading programme for its existing portfolio of care homes. Furthermore, the Charity invests in new properties which are up-to-date and in line with emerging trends. There may, however, be potential risks associated with such initiatives – see "*Business Growth*" above.

Some developments or trends may require the Charity to make changes currently not anticipated and/or which it may not be able to implement. Inability to maintain best practice could result in possible fines, sanctions or litigation from regulators, thus having an impact on the ability of the Charity to perform in its role as a care home operator and on the reputation of the Charity, which may have an impact on occupancy levels and revenues. Inability to maintain best practice may also result in the Charity being less attractive to prospective residents and/or the Charity not being able to maintain the same level of fees. As a result, such inability to maintain best practice may impact the Charity's operations and, in turn, the Charity's ability to meet its obligations under the Loan Agreement, and further in turn, may affect the Issuer's ability to make payments on the Bonds.

Additionally, there can be no assurance that the Charity's current facilities and services will suit any future changes in demographics, life expectancy, expectations and trends as to care provision. There may be cost implications in upgrading the Charity's current facilities and services to align with any new expectations/requirements and there is no assurance that the Charity will be able to provide its services in line with any new developments or demands. Any failure to identify and adequately plan for these changes may result in a decrease of revenue, which would adversely affect the Charity's ability to make payments under the Loan Agreement and, in turn, impact the Issuer's ability to make payments in respect of the Bonds.

### ***Failure to comply with laws and compliance requirements***

The Charity knows the significance to its operations of, and is focused on adhering to, all legal and compliance legislation. The Charity is not currently aware of any material failure to adhere to applicable health and safety or environmental laws, litigation or of any breach of regulatory laws, or failure to comply with corporate, employment or taxation laws. If any such breach or failure were to occur, this could have an adverse impact on the Charity's results of operations. Consequently, the Charity engages with appropriate networks and organisations to ensure that all relevant legislation is tracked and regularly reviews its existing policies.

The Charity has the benefit of insurance for, among other things, employer's liability, public liability and professional indemnity at a level which the management of the Charity considers to be prudent for the type of business in which the Charity is engaged and commensurate with registered providers of a similar size. However, there can be no assurance that any such policies will be sufficient (in scope or the amount insured) to cover all losses or claims for which the Charity is otherwise responsible. Any such amounts which are not covered by the Charity's insurance policies would have an adverse impact on the Charity's costs and expenses. Any significant increase in the Charity's costs may have an adverse impact on the Charity's ability to make payments under the Loan Agreement and, in turn, the Issuer's ability to make payments in respect of the Bonds.

### ***Failure by privately funded occupants to pay rent when due***

Occupants of the Charity's care homes are, insofar as they are not publicly funded, personally responsible for the rental payments on the relevant occupied properties. A proportion of the Charity's privately funded residents are on fixed incomes, which could be adversely affected in an economic downturn and therefore affect their ability to make rent payments in a timely manner or at all. In order to minimise bad debts, the Charity reviews debtors monthly and has in place set procedures to follow in the event of non-payment but there can be no assurance that such procedures will be effective.

The non-payment, or any delay in payment of material amounts of rental income, could affect the ability of the Charity to meet its payment obligations under the Loan Agreement and, in turn, the Issuer's ability to make payments in respect of the Bonds.

### ***Buildings insurance***

Although the Charity has in place comprehensive insurance cover against the risk of physical destruction of or damage to physical assets (including by means of fire, subsidence, storm damage, contaminated land, asbestos and subsidence problems) and procures advisory and administrative insurance services, any failure by the Charity to keep the relevant insurance policies current in respect of a relevant property may, on the occurrence of any damage to such property (which would otherwise have been recoverable under such insurance policy) result in a corresponding loss in the value of such property. Moreover, even where the relevant insurance policy is current, there could be an administrative delay in obtaining payment by the Charity from the insurers, which could affect the ability of the Charity to meet its respective payment obligations during that period of delay.

Certain types of risks and losses (such as losses resulting from war or terrorism) may be or may become either uninsurable or not economically insurable or may not be covered by the specific insurance policies held by the Charity. Other risks might become uninsurable (or not economically insurable) in the future. If an uninsured or uninsurable loss were to occur, the Charity might not have sufficient funds to repay in full all amounts owing under Loan Agreement, which would impact the ability of the Issuer to pay all amounts owing under the Bonds

### **3. RISKS RELATING TO THE PARTICULAR STRUCTURE AND NATURE OF THE BONDS**

***Investors in the Bonds will have limited recourse to the assets of the Issuer in the event that it fails to make any payments on the Bonds and, further, the rights of enforcement for investors are limited, including that there are restrictions on the ability of investors to petition for bankruptcy of the Issuer***

The Bonds are limited recourse obligations of the Issuer and are payable solely from the proceeds of the charged assets. The charged assets are, in general terms, the Issuer's rights under the Loan Agreement and certain related rights under the Issuance Facility Documents (the "**Charged Assets**").

If the Charity fails to make payments to the Issuer under the Loan Agreement and, following the occurrence of an event of default under the Bonds, the Trustee (acting on the instructions of the Bondholders) takes action against the Charity to enforce the Loan Agreement, then any amounts received by the Issuer in respect of the Charged Assets would be available for the Trustee and other priority-ranking parties under the established issuance facility, as well as (if sufficient monies are received) for making payments in respect of the Bonds. However, if payments on the Charged Assets are insufficient to enable the Issuer to make payments to such secured parties and to make full payment in respect of the Bonds, no other assets of the Issuer will be available for payment of any shortfall to the Bondholders. If such a shortfall remains following enforcement and/or realisation of the Charged Assets, no further amounts will be payable to Bondholders and no debt shall be owed by the Issuer in respect of any such shortfall.

Investors should note that, pursuant to the Loan Agreement, the Charity is required to pay to the Issuer amounts representing the arrangement fee pursuant to the Loan Agreement. Such amounts in respect of the arrangement fee are required to be paid in order of priority ahead of the payment of amounts of interest and principal due on the Loan. In the event insufficient amounts are available in order to pay such amounts, the Servicer is entitled to apply amounts that would have otherwise been available for payments of principal and interest on the Bonds towards the payment of such amounts which may lead to a shortfall of payments of principal or interest on the Bonds leading to losses on the Bonds. Investors are referred to Condition 6.1 in this regard.

None of the Bondholders or the other secured parties shall be entitled at any time to institute against the Issuer, or join in any institution against the Issuer of, any bankruptcy, reorganisation, examination, arrangement, insolvency or liquidation proceedings or other proceedings under any applicable bankruptcy or similar law in connection with any obligations of the Issuer relating to the issuance of the Bonds, save for lodging a claim in the liquidation of the Issuer which is initiated by another party or taking proceedings to obtain a declaration or judgment as to the obligations of the Issuer in relation thereto and provided that the Trustee may enforce the security over the Charged Assets and appoint a receiver in accordance with the provisions of the Trust Deed.

***Bondholders will have no direct recourse to the Charity in the event that the Charity fails to make payments under the Loan Agreement***

The Issuer will assign by way of security its rights, title and interest in the Loan Agreement in favour of the Trustee for the benefit of the Bondholders (and certain other secured parties under the established issuance facility), and the Trustee may enforce the security over the Charged Assets including taking action against the Charity on behalf of the Bondholders. However, the Bondholders will not have any direct recourse against the Charity in respect of any failure by the Charity to make payments under the Loan Agreement.

As a function of the logistical challenges in organising a large number of disparate investors, the terms and conditions of the Bonds provide that the Trustee will not be bound to take any such enforcement action unless it has been indemnified and/or secured and/or pre-funded to its satisfaction. It may not be possible for Bondholders to arrange for the Trustee to be so indemnified or secured or pre-funded, which may result in a delay or failure by the Trustee to take enforcement action and Bondholders may lose some or all of their investment in the Bonds.

***The Bonds are not protected by the Financial Services Compensation Scheme***

The FSCS is the UK statutory compensation fund of last resort for customers of authorised financial services firms. In the event of the failure of a bank or certain other institutions, the customers of the relevant institution may be able to obtain compensation from the FSCS for certain of their losses. For example, deposits in a bank account are protected by the FSCS up to certain limits.

However, unlike a bank deposit, the Bonds are not protected by the FSCS. If the Issuer is unable to pay any amounts in respect of the Bonds, investors will have no recourse to the FSCS for compensation or any other amounts. If the Issuer or the Charity goes out of business or becomes insolvent, investors may lose all or part of their investment in the Bonds.

***In certain circumstances, repayment of the Bonds may be deferred to a later date, and such deferral will not constitute a default under the terms of the Bonds provided the Bonds are repaid no later than the Legal Maturity Date (as defined below)***

The Loan Agreement will provide for repayment of the Loan by the Charity on 24 September 2029 (the "**Expected Maturity Date**"). However, the Charity may, under the terms of the Loan Agreement, elect to defer repayment of the Loan in full until 24 September 2031 (the "**Legal Maturity Date**"). The terms of the Bonds provide that if the Charity elects to do so, the Bonds will not become due and payable on the Expected Maturity Date and will be deferred. Such deferral will not constitute an event of default under the Bonds. If repayment is deferred until the Legal Maturity Date (as defined below), under the terms of the Loan the Charity will be required to make interest payments at whichever is the higher of either:

- (a) 9.0 per cent. per annum; or
- (b) a per annum percentage rate that is the sum of (A) the yield on a UK gilt that matures on or around the Legal Maturity Date (the 'yield' on a particular investment refers to the income that investment generates relative to its price and is expressed as a percentage and a 'UK gilt' is a bond issued by the UK government; references in the terms and conditions of the Bonds to the "Benchmark Gilt Reset Reference Rate" are to the yield referred to in this limb (A)) plus (B) 3.85 per cent.

In such circumstances: (i) the interest rate on the Bonds from the Expected Maturity Date will also increase by the same amount; and (ii) the deferred principal in respect of the Bonds will be paid to the holders of the Bonds on the Legal Maturity Date.

Accordingly, investors in the Bonds may not be repaid their investment on the Expected Maturity Date, and will not be entitled to take action to enforce the Bonds unless the full principal amount outstanding on the Bonds has not been repaid by the Legal Maturity Date.

***Neither the Bonds nor the Loan Agreement contains a gross-up provision requiring the Issuer or the Charity to pay any additional amounts to Bondholders or, in the case of the Loan Agreement, the Issuer, to reimburse them for any tax, assessment or charge required to be withheld or deducted from payments in respect of the Loan Agreement or the Bonds***

The Issuer will not be obliged to pay any additional amounts to Bondholders to reimburse them for any tax, assessment or charge required to be withheld or deducted from payments in respect of the Bonds by the Issuer or The Bank of New York Mellon, London Branch. Neither will the Charity be obliged to pay any additional amounts to the Issuer to reimburse the Issuer for any tax, assessment or charge required to be withheld or deducted from payments in respect of the Loan Agreement by the Charity. However, in such circumstances, the Charity will be required to take such reasonable steps to ensure that the gross amount of all payments due in respect of the Loan Agreement is paid to the Issuer (in its capacity as Lender under the Loan Agreement). In the event of a withholding or deduction for or on account of tax in respect of payments due on the loan by the Charity resulting in a shortfall in the amounts available to the Issuer to satisfy amounts of interest due on the Bonds, an amount equal to such

shortfall will be deferred in accordance with Condition 8.5. Furthermore, unless the Issuer is able to recover in full any amounts so withheld or deducted by way of a refund from the relevant tax authority, the Issuer is unlikely to have sufficient funds available to satisfy any such deferred amounts in full.

Accordingly, in the event of a change of tax law requiring any such withholding or deduction, there may be an adverse effect on the amount of principal or interest receivable by Bondholders under the terms of the Bonds.

***The Issuer expects to benefit from specific UK tax treatment given the specific nature of the transactions it conducts. However, if the Issuer does not benefit, or ceases to benefit, from such tax treatment, the Issuer's ability to make payments in full on the Bonds may be adversely affected***

The Issuer has been advised that it should fall within the permanent regime for the taxation of securitisation companies (as set out in the Taxation of Securitisation Companies Regulations 2006 (SI 2006/3296) (as amended) (the "**Securitisation Regulations**")), and as such should be taxed only on the amount of its "retained profit" (as that term is defined in the Securitisation Regulations), for so long as it satisfies the conditions of the Securitisation Regulations. However, if the Issuer does not satisfy the conditions to be taxed in accordance with the Securitisation Regulations (or subsequently ceases to satisfy those conditions), then the Issuer could be subject to additional tax liabilities not contemplated in the cash flows for the transaction described in this Prospectus which could adversely affect its ability to make payments on the Bonds and may result in investors receiving less interest and/or principal than expected.

#### ***Withholding tax on the Bonds***

Provided that the Bonds carry a right to interest and are and continue to be "listed on a recognised stock exchange" (within the meaning of section 1005 of the Income Tax Act 2007), as at the date of this Prospectus no withholding or deduction for or on account of United Kingdom income tax will be required on payments of interest on the Bonds. However, there can be no assurance that the law in this area will not change during the life of the Bonds.

Pursuant to Condition 11, the Issuer shall withhold or deduct from any payments it makes in respect of the Bonds any amounts on account of tax where so required by applicable law. Neither the Issuer nor any other person is required to make any "gross up" payments or otherwise compensate the Bondholders in respect of any withholding tax applied in respect of payments on the Bonds. Accordingly, where the Issuer is required by law to withhold or deduct any amount from a payment it makes on the Bonds, Bondholders will receive less than the amount they would have received had no such withholding or deduction been made. The difference between the amount a Bondholder would have received (had there been no such withholding or deduction) and the amount it actually receives will not be recoverable by that Bondholder from the Issuer or any other person.

***The Bonds pay a fixed rate of interest, and the value of the Bonds may therefore be affected by changes in prevailing interest rates in the market***

The Bonds bear interest at a fixed rate. Investors should note that, if interest rates available in the market generally start to rise, then, notwithstanding that the fixed rate of interest applicable to the Bonds increases during the life of the Bonds, the income to be paid by the Bonds might become less attractive and the price the investors get if they sell such Bonds could fall. However, the market price of the Bonds has no effect on the interest amounts due on the Bonds or what investors will be due to be repaid at maturity of the Bonds if the Bonds are held by the investors until maturity. Investors should also note that inflation will, notwithstanding that the fixed rate of interest applicable to the Bonds increases during the life of the Bonds, reduce the real value of the Bonds over time, which may affect what investors can buy with their investments in the future and which may make the prevailing fixed interest rate on the Bonds less attractive in the future.

***The provisions of the Bonds provide for modification of the terms of the Bonds and the waiver of certain rights, in certain circumstances without the consent of the Bondholders***

The terms and conditions of the Bonds contain provisions for calling meetings (including by way of conference call or by use of a videoconference platform) of Bondholders to consider and vote upon matters affecting their interests generally, or to pass resolutions in writing or through the use of electronic consents. These provisions permit defined majorities to bind all Bondholders, including Bondholders who did not attend and vote at the relevant meeting or, as the case may be, did not sign the written resolution or give their consent electronically, and including those Bondholders who voted in a manner contrary to the majority.

The terms and conditions of the Bonds also provide that the Trustee may, without the consent of Bondholders and without regard to the interests of particular Bondholders, agree to (i) any modification of, or to the waiver or authorisation of any breach or proposed breach of, any of the provisions of the Bonds, or (ii) determine without the consent of the Bondholders that any 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 Bondholders to do so or may agree without Bondholder consent 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.

***Either the Issuer or the Charity may propose a Restructuring Plan under Part 26A of the Companies Act 2006***

Where the Issuer or the Charity encounters, or is likely to encounter, financial difficulties that are affecting, or will or may affect, its ability to carry on business as a going concern, it may propose a Restructuring Plan (a "**Plan**") with its creditors under Part 26A of the Companies Act 2006 (introduced by the Corporate Insolvency and Governance Act 2020) to eliminate, reduce, prevent or mitigate the effect of any of those financial difficulties. Should this happen, creditors whose rights are affected are organised into creditor classes and can vote on any such Plan (subject to being excluded from the vote by the English courts for having no genuine economic interest in the Issuer or the Charity (as the case may be)). Providing that one class of creditors (who would receive a payment, or have a genuine economic interest in the Issuer or the Charity (as the case may be)) has approved the relevant Plan, and in the view of the English courts any dissenting class(es) who did not approve the relevant Plan are no worse off under such Plan than they would be in the event of the "relevant alternative" (such as, broadly, liquidation or administration), then the English court can sanction the relevant Plan where it would be a proper exercise of its discretion. A sanctioned Plan is binding on all creditors and members, regardless of whether they approved it. Any such sanctioned Plan in relation to the Issuer or the Charity may, therefore, adversely affect the rights of Bondholders and the price or value of their investment in the Bonds, as it may have the effect of modifying or disapplying certain terms of the Bonds (in the case of a sanctioned Plan relating to the Issuer) or the Loan (in the case of a sanctioned Plan relating to the Charity) (by, for example, writing down the principal amount of the Bonds or the Loan (as the case may be) or modifying the interest payable on the Bonds or the Loan (as the case may be), the maturity date or dates on which any payments are due). In the worst case scenario, the principal amount of the Bonds or the Loan (as the case may be) could be written down to zero. In either such case, Bondholders may lose their entire investment in the Bonds.

***Change of law***

The conditions of the Bonds are based on English law in effect as at the date of this Prospectus. No assurance can be given as to the impact of any possible judicial decision or change to English law or administrative practice after the date of this Prospectus, and any such change could materially adversely impact the value of any Bonds affected by it.

**4. RISKS RELATED TO THE MARKET GENERALLY**

Set out below is a brief description of the principal market risks:

### *The secondary market generally*

The Bonds do not have an established trading market when issued, and one may never develop. Whilst the Issuer has made an application for the Bonds to be admitted to the London Stock Exchange's main market, there can be no guarantee that a significant market in the Bonds will develop. If a market for the Bonds does develop, it may not be very liquid. If the secondary market in the Bonds is not liquid, the prices quoted may be unfavourable to investors, and the prices quoted over time may be volatile. Therefore, investors may not be able to sell their Bonds easily or at prices that will provide them with a yield comparable to similar investments that have a developed secondary market. There is no guarantee of what the market price for selling or buying the Bonds will be at any time. Any actual or perceived weaknesses in the creditworthiness of the Issuer or the Charity, the absence of a liquid market in the Bonds and prevailing market conditions generally could all affect the market price of the Bonds and, accordingly, if an investor in the Bonds elects or is required to sell its Bonds in the market, it may achieve a price for its Bonds which is significantly lower than the price it paid for them.

Regulation (EU) No 1286/2014 on key information documents for packaged retail and insurance-based investment products as it forms part of domestic law pursuant to the EUWA (the "**UK PRIIPs Regulation**") mandates a pre-contractual disclosure regime in relation to (1) "packaged retail investment products" or "PRIIPs" and (2) "insurance-based investment products" (collectively, "**PRIIPs**"). The principal obligations under the UK PRIIPs Regulation are: (i) an entity that falls within the definition of a "PRIIP manufacturer" will be required to produce a "key information document" (a "**KID**") and publish it on its website; (ii) any person advising on or selling a PRIIP to retail investors must provide the investors with the KID in good time before they are bound by any contract or offer relating to the PRIIP; (iii) a PRIIP manufacturer must regularly review and update the KID; and (iv) a PRIIP manufacturer must establish appropriate complaint and redress procedures for retail investors. The Issuer has prepared a key information document as required by the UK PRIIPs Regulation for the initial offer and sale of the Bonds as of the date hereof. However, the Issuer gives no assurance pursuant to this Prospectus that the KID will be regularly reviewed or updated. Therefore, the KID may not be kept up-to-date. This may impact the development of a secondary market in the Bonds since, without an up-to-date KID, offering or selling the Bonds or otherwise making them available to any retail investor in the United Kingdom may be unlawful under the UK PRIIPs Regulation.

On 8 December 2025, the FCA published Policy Statement PS25/20 setting out final rules relating to so-called Consumer Composite Investments (such rules collectively, the "**CCI Regime**"). The CCI Regime is intended to replace the disclosure regime applicable under the UK PRIIPs Regulation. Should the Bonds be subject to the CCI Regime in the future, the risks described above in respect of the UK PRIIPs Regulation regime may continue to apply to the Bonds in respect of the CCI Regime.

### *Exchange rate risk and exchange controls*

The Issuer will pay principal and interest on the Bonds 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 Bonds, (2) the Investor's Currency-equivalent value of the principal payable on the Bonds, and (3) the Investor's Currency-equivalent market value of the Bonds.

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 Bonds. As a result, investors may receive less interest or principal than expected, or no interest or principal.

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# 2

## DESCRIPTION OF THE CHARITY

**This section sets out information about the Charity.**

## DESCRIPTION OF THE CHARITY

### *Incorporation and Regulatory*

Greensleeves Homes Trust (the "**Charity**") was incorporated on 8 October 1996 as Charis (58) Limited. It is a registered charity in England and Wales (No. 1060478) and is registered with Companies House as a private limited company (Company No. 03260168). The registered address of the Charity is 138 Cheapside, London EC2V 6BJ, England.

The Charity is regulated by the Charity Commission and is also subject to regulation by the Care Quality Commission ("**CQC**"). As a result of its charitable status, the Charity must also comply with the Charities Act 2011. The Charity is operated on a not-for-profit basis so all funds available are invested back into its operations.

### *Background and History*

The Charity provides care for older people in its residential, dementia and nursing homes across England. The Charity commenced operations in 1997 when the Women's Royal Voluntary Service ("**WRVS**") decided to transfer the ownership and management of its care homes to an independent organisation. The newly formed Charity took its name from the green arm bands (or sleeves) worn by WRVS volunteers during World War II.

The Charity aims to set and maintain the highest standards of good practice within an environment that encourages residents to thrive as individuals and employees to fulfil their ambitions as caring professionals.

The quality of care provided to residents is of paramount importance to the Charity and this ultimately drives all operational issues within the Charity. This has been recognised through national and local awards for a number of homes and the Charity's performance in ratings awarded by the regulatory body, the CQC.

As a charitable trust, the Charity operates on a not-for-profit basis, so all funds available are invested back into the operations of the Charity and are not required to be used to pay any dividends.

The Charity currently has the following subsidiaries:

- Greensleeves Developments Limited ("**GDL**"), whose accounts are consolidated into the Charity's financial statements. GDL is currently considered dormant but is kept in existence in case a trading subsidiary is required for future activities; and
- Broadacres Holdings Limited ("**BHL**") (which owns 100 per cent. of the issued share capital of Broadacres Care Home Limited ("**BCHL**") and Broadacres Care Home Trading Limited ("**BCHTL**", and together with BHL and BCHL, the "**BHL Companies**")), which was acquired as part of the purchase of the Broadacres Care Home in Barton Turf, Norfolk in February 2024. In April 2025, CQC approved the change in operator of Broadacres Care Home from BCHTL to the Charity. Following transfer of all operations within the BHL Companies to the Charity (anticipated during early 2026), the Charity intends to dissolve the BHL Companies.

The Charity, GDL and the BHL Companies are together referred to as the "**Group**".

### *Business Description and Principal Activities*

#### *Property Portfolio*

As at 31 December 2025, the Group was able to care for up to 1,222 residents across 27 homes that provide a mix of residential, dementia and nursing care for older people. The homes are located across England as follows:

| <u>Home's name</u>               | <u>Location</u>         | <u>Leasehold /<br/>Freehold</u> | <u>CQC<br/>Registered<br/>Beds</u> | <u>Percentage<br/>of portfolio</u> |
|----------------------------------|-------------------------|---------------------------------|------------------------------------|------------------------------------|
| Arden House.....                 | Leamington Spa, Warcs   | Freehold                        | 33                                 | 3%                                 |
| Borovere .....                   | Alton, Hants            | Freehold                        | 34                                 | 3%                                 |
| Broadacres Care Home.....        | Barton Turf, Norwich    | Freehold                        | 28                                 | 2%                                 |
| Broadlands.....                  | Oulton Broad, Lowestoft | Freehold                        | 52                                 | 4%                                 |
| Buckler's Lodge Care Home.....   | Crowthorne, Berks       | Leasehold                       | 80                                 | 7%                                 |
| Clarendon Lodge.....             | Croxley Green, Herts    | Freehold                        | 40                                 | 3%                                 |
| De Lucy House.....               | Diss, Norfolk           | Leasehold                       | 60                                 | 5%                                 |
| Glebelands House.....            | Wokingham, Berks        | Freehold                        | 44                                 | 4%                                 |
| Grosvenor House.....             | St Leonards, Sussex     | Freehold                        | 33                                 | 3%                                 |
| Harleston House .....            | Lowestoft               | Freehold                        | 39                                 | 3%                                 |
| Henley House .....               | Ipswich, Suffolk        | Leasehold                       | 66                                 | 5%                                 |
| Kingston House .....             | Calne, Wilts            | Freehold                        | 46                                 | 4%                                 |
| Lavender Fields .....            | Sevenoaks, Kent         | Leasehold                       | 75                                 | 6%                                 |
| Mount Ephraim House .....        | Tunbridge Wells, Kent   | Freehold                        | 57                                 | 5%                                 |
| Pelsall Hall .....               | Pelsall, West Mids      | Freehold                        | 41                                 | 3%                                 |
| Queen Elizabeth House .....      | Bromley, Kent           | Freehold                        | 28                                 | 2%                                 |
| Rose Cottage Residential Home .. | Broughton, Cambs        | Freehold                        | 38                                 | 3%                                 |
| Sharnbrook House .....           | Sharnbrook, Beds        | Freehold                        | 30                                 | 2%                                 |
| Speirs House.....                | New Malden, Surrey      | Freehold                        | 36                                 | 3%                                 |
| The Briars .....                 | Sandown, IoW            | Freehold                        | 38                                 | 3%                                 |
| The Manor Care Home.....         | Windsor, Berks          | Leasehold                       | 65                                 | 5%                                 |
| The Meadowcroft Care Home .....  | Tooting, South London   | Leasehold                       | 64                                 | 5%                                 |
| The Orchards .....               | Ely, Cambs              | Leasehold                       | 66                                 | 5%                                 |
| Tickford Abbey .....             | Newport Pagnell, Bucks  | Freehold                        | 32                                 | 3%                                 |
| Torkington House.....            | Acton, London           | Freehold                        | 32                                 | 3%                                 |
| Viera Gray House.....            | Barnes, SW London       | Leasehold                       | 41                                 | 3%                                 |
| Whitegates Retirement Home.....  | Westfield, Sussex       | Freehold                        | 24                                 | 2%                                 |
|                                  |                         |                                 | <u>1,222</u>                       | <u>100%</u>                        |

Four homes, The Manor Care Home, The Meadowcroft Care Home, Glebelands House and Speirs House, specialise in offering nursing care. Together, they have 209 beds, representing 17 per cent. of the Group's total CQC registration.

19 of the Group's homes are owned on a freehold basis and eight homes are owned on a leasehold basis. The Group's freehold properties and long-term leasehold property had net book value of £104.1 million and £7.6 million respectively as at 31 March 2025.

Following a CQC rating of Inadequate and multiple and sustained challenges in the ongoing operations of the home, the Group closed the Gloucester House care home in September 2025. The Group relocated residents to alternative facilities, relocated staff to other facilities where possible and sold the site in October 2025.

As at the date of this Prospectus, the Group has:

- entered into an agreement for the acquisition of the leasehold of a new care home at Westfield, East Sussex;
- exchanged contracts for the sale of the Kingston House home;
- exchanged contracts for the sale of a development site at Newport Pagnell; and
- entered into a conditional sales option for the sale of a closed care home named "Croxley House" in Hertfordshire.

These activities are in line with the Group's revised strategy described at "*Current trading and outlook*" below.

Over the last five years, £30.6 million has been invested in upgrading and extending the Group's portfolio. In the same period the Group has:

- disposed of three homes (in addition to the Kingston House home anticipated to be sold, referred to above);
- acquired or built six new homes; and
- significantly redeveloped one home.

The following table shows capital expenditure by the Group in new builds and in existing homes:

|                                       | <b>Year ended 31 March</b> |             |            |            |             |            |
|---------------------------------------|----------------------------|-------------|------------|------------|-------------|------------|
|                                       | £ '000,000                 |             |            |            |             |            |
|                                       | 2020                       | 2021        | 2022       | 2023       | 2024        | 2025       |
| <b>New builds and acquisitions...</b> | 8.3                        | 7.6         | 0.5        | 1.0        | 8.0         | 0.0        |
| <b>Existing homes .....</b>           | 7.9                        | 5.2         | 7.0        | 4.1        | 3.6         | 3.5        |
| <b>Total .....</b>                    | <b>16.2</b>                | <b>12.8</b> | <b>7.5</b> | <b>5.1</b> | <b>11.6</b> | <b>3.5</b> |

Since 2014, changes to the portfolio of the Group have resulted in a net addition of 584 beds. In the same period, the average number of beds per home has increased by 21 per cent., from 38 to 45.

#### *Funding Sources*

The Charity seeks to operate a sustainable business model and balances its resident funding accordingly. Historically, a mix of 75 per cent. privately funded and 25 per cent. publicly funded residents has been considered appropriate by the Charity and the proportion of privately funded residents as at 31 December 2025 was 76 per cent. The Charity is therefore less reliant on public sector funding than many other care home operators. For the year ended 31 March 2025, the Group charged an average weekly fee of £1,563 versus an industry benchmark in 2025 of £1,298<sup>2</sup>.

The following table shows the percentage increase in fees charged by the Group over the past five years:

|   | <b>Year ended 31 March</b> |             |             |             |             |
|---|----------------------------|-------------|-------------|-------------|-------------|
|   | <b>2021</b>                | <b>2022</b> | <b>2023</b> | <b>2024</b> | <b>2025</b> |
| <b>Average fee for the year (£) .....</b> | 1,077                      | 1,142       | 1,323       | 1,461       | 1,563       |
| <b>Annual fee increase .....</b>          | 5.7%                       | 6.0%        | 15.8%       | 10.4%       | 7.0%        |

#### *Quality of Care*

As described below under "*Regulatory Landscape*", the CQC monitors, inspects and regulates care homes in the UK, providing an overall rating for each home and also individual ratings covering the categories of "safety",

<sup>2</sup> Knight Frank 2025 Care Homes Trading Performance Review

"effectiveness", "care", "responsiveness" and "well-led". As of the date of this Prospectus, the CQC has inspected the Group's 27 homes and rated 2 as "Outstanding" and 19 as "Good". One of the Group's homes is rated "Inadequate". Remedial plans are in place for the five homes rated "Requires Improvement" and the one rated "Inadequate". As at the date of this Prospectus, three homes are under routine inspection by the CQC.

The following table shows the percentage of the Group's homes in each respective CQC rating as at 31 December 2025, as compared to the percentage of homes in the market in each respective CQC rating (from data published in October 2025).<sup>3</sup>

|                                   | Number of Group's Homes <sup>4</sup> | Percentage of Group's Homes that have been inspected <sup>5</sup> | Percentage of Total Market (2025) |
|-----------------------------------|--------------------------------------|---|-----------------------------------|
| <b>Outstanding</b> .....          | 2                                    | 7%  | 4%                                |
| <b>Good</b> .....                 | 19                                   | 70%   | 77%                               |
| <b>Requires Improvement</b> ..... | 5                                    | 19%   | 17%                               |
| <b>Inadequate</b> .....           | 1                                    | 4%  | 2%                                |

#### *Occupancy Levels*

The Group achieved occupancy in its homes of 87.6 per cent. for the year ended 31 March 2025, as compared to an industry average of 88.7 per cent. in 2025.<sup>6</sup> As at 31 December 2025, the Group's occupancy was 86.2 per cent. The occupancy levels for the last five years are as follows:

|                        | Year ended 31 March |       |       |       |       |       |
|------------------------|---------------------|-------|-------|-------|-------|-------|
|                        | 2020                | 2021  | 2022  | 2023  | 2024  | 2025  |
| <b>Occupancy</b> ..... | 92.6%               | 76.5% | 87.7% | 86.9% | 88.9% | 87.6% |

#### *Staff*

The Charity recognises that staffing is a key factor in determining the quality of its product. Accordingly staff availability is a central consideration in evaluating potential sites for the development of new homes.

In order to maintain quality standards, the Charity:

- adopts a policy of "insourcing" – catering, laundry, maintenance are all permanent, establishment posts under the direction of the local Home Manager; and
- aims to minimise use of agency staff.

The average number of persons employed during the year ended 31 March 2025 was 1,845 and the full-time equivalent number of persons employed during the year ended 31 March 2025 was 1,368. The Charity is a Living Wage accredited employer. Staff costs as a percentage of total income were 70.3 per cent. in the year ended 31 March 2025, as against an industry average of 55.3 per cent in 2025.<sup>7</sup>

In the year ended 31 March 2025, agency costs were £8.86 million, representing 14.1 per cent. of total staff costs, as compared to a 2025 industry average of 2.9 per cent. within nursing and 3.3 per cent. in personal care.<sup>8</sup> The Charity aims to reduce agency usage and thereby improve care continuity and reduce costs. However, use of

<sup>3</sup> CQC Ratings Charts, published 24 October 2025 to accompany the State of Care 2024/25 report.

<sup>4</sup> Numbers as at 31 December 2025

<sup>5</sup> Percentage of homes that have been inspected by the CQC as at 31 December 2025

<sup>6</sup> Knight Frank 2025 Care Homes Trading Performance Review

<sup>7</sup> Knight Frank 2025 Care Homes Trading Performance Review

<sup>8</sup> Knight Frank 2025 Care Homes Trading Performance Review

agency staff depends on local recruitment market conditions, which means there is heavier reliance on agency workers in certain homes.

The Charity ensures that employees are appropriately trained and runs its own accredited training scheme with three divisional training managers overseen by the Divisional Support Managers and coordinated by the Learning and Development Manager. All new staff are required to undergo an Employee Engagement Programme tailored to their job type. Carers must also participate in a programme aligned to the National Care Certificate. In the year ended 31 March 2025, the Group invested £0.7 million in staff training.

Staff turnover as at 31 March 2025 was 20.1 per cent. against an industry average of 23.1 per cent. in 2025.<sup>9</sup> This reflects the ongoing commitment of the Charity to reward staff appropriately and invest significantly in training to further develop the quality of care provided to its residents.

### ***Business Growth***

Prior to the COVID-19 pandemic, the Group historically generated sustained levels of financial surpluses and undertook significant investment in existing and additional homes. This enabled the Group to expand greatly the number of residents for whom it can provide care.

Growth to date has been achieved through three major routes:

- acquisition of currently operating homes;
- new build – leasehold and freehold; and
- development of the existing portfolio.

As recovery from the impact of the pandemic for the Group was slower than expected, in early 2024 the Group paused development activity and focussed on:

- improving performance of the existing portfolio;
- upgrading IT systems;
- achieving higher occupancy levels; and
- improving the levels of permanent staffing.

|  | <b>Year ended 31 March</b> |             |             |             |             |             |
|--|----------------------------|-------------|-------------|-------------|-------------|-------------|
|  | <b>2020</b>                | <b>2021</b> | <b>2022</b> | <b>2023</b> | <b>2024</b> | <b>2025</b> |
| <b>Number of Homes.....</b>                | 25                         | 25          | 27          | 28          | 28          | 28          |
| <b>Number of Beds .....</b>                | 1,037                      | 1,081       | 1,188       | 1,252       | 1,276       | 1,275       |
| <b>Increase in Beds Year-on-Year .....</b> | 6.4%                       | 4.1%        | 9.0%        | 5.1%        | 1.8%        | (0.1%)      |

Although current development activity is paused, it is anticipated that this growth will continue in the future on a selective and sustainable basis following a period of consolidation. See "*Current trading and outlook*" below.

### ***Strategic Objectives***

The Charity has three strategic objectives, as set out below.

#### ***Strategic Objective 1: Quality First***

- Ensuring CQC ratings Good or above across all the Charity's homes
- Embedding a culture of continuous improvement
- Maintaining high satisfaction levels among residents and relatives
- Investing more in quality assurance, auditing and risk management

<sup>9</sup> Skills for Care Report, published October 2025

- Transforming how the Charity harnesses digital technologies to deliver great care

#### *Strategic Objective 2: Inspiring People*

- Recruiting and retaining high-performing colleagues
- Fostering a diverse workforce and an inclusive workplace
- Keeping turnover below sector average and agency use low
- Helping to develop and grow the skills of the Charity's staff, maintaining high compliance with training
- Supporting the wellbeing of staff through dedicated strategies and tools

#### *Strategic Objective 3: Sustainable Investment*

- In the longer term to increase the number of homes under the Charity's management, and their quality
- Reducing the Charity's environmental footprint including through lower carbon emissions
- Expanding the Charity's programme of home refurbishments

See also "*Current trading and outlook*" below.

#### ***Products and Services***

The focus of the Charity's work is to provide residential, dementia and nursing care, comfort and security to older people, at an economic price that reflects its charitable status. The Charity aims to provide residents with a "home for life", and the Charity continues to provide care for private residents who, through financial depletion, have become eligible for local authority funding, notwithstanding the fee income received by the Charity being lower in such circumstances.

The Charity constantly monitors the performance of the Group and the satisfaction of its residents, including through annual surveys of residents and other stakeholders. The 2025 survey<sup>10</sup> indicated that 99 per cent. of residents were satisfied with the assistance they received, 95 per cent. of relatives and friends were satisfied with their loved ones' care and 94 per cent. of residents were happy with the care they receive. 91 per cent. of residents and 92 per cent. of stakeholders and visiting professionals saw the Charity as a trustworthy care provider. 97 per cent. of residents were satisfied with staff attitudes and manner and 92 per cent. of residents are happy with staff availability. As at 31 December 2025, the Group had a score of 9.5 out of 10 on the online care home directory, carehome.co.uk.

In line with its charitable objects, the Charity aims to maximise its public benefit. Any trading surpluses are reinvested back into the Charity to expand and improve services to its beneficiaries. As a result, the Charity is able to offer training to staff and aims to provide high-quality care to residents.

The Charity's operating model means that it is able to extend its services and support to some of the most vulnerable people in society whose care fees are often paid from public funds. All the Group's residents receive the same, personalised care and support irrespective of how they are funded.

#### ***Regulatory Landscape***

In England, care homes are regulated by CQC, principally under the Health and Social Care Act 2008 ("**HSC**") and subordinate regulations, but elements of the Care Standards Act 2000 still apply.

The HSC includes an approval/registration process which has three broad elements to it. First, registration and approval of the particular "service provider" to provide "regulated activities". Once approved, the service provider (whether a corporate entity or an individual) becomes a "registered provider" and CQC issues a registration

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<sup>10</sup> The survey took place between July and September 2024, with responses completed online or using a paper-based questionnaire. The rate of responses was: 149 from the long residents' survey, 298 from the condensed residents' survey, 192 from the relatives and friends survey and 78 from the stakeholders and professionals survey.

certificate setting out the activities for which the service provider is approved. Secondly, each "location" (site/property) from which the registered provider wishes to provide regulated activities must be approved and registered against the registered provider status. Thirdly, there is a requirement for managers of individual locations to be approved and registered (referred to as "registered managers"). Applications for such approvals are made to CQC and assessed according to set criteria.

In addition, CQC oversees the actual operation and delivery of care services, principally via an inspection regime. CQC inspectors inspect physical premises either on an agreed or unannounced basis. The inspections cover the provision of regulated activities and assess the service against five broad criteria:

- Is the service safe?
- Is the service effective?
- Is the service caring?
- Is the service responsive to people's needs?
- Is the service well led?

Each criterion is then scored, with four grades being available: Outstanding; Good; Requires Improvement; or Inadequate. There will then be an overall rating of the service using one of those four grades.

Where any aspect is rated "Inadequate" or "Requires Improvement", recommendations will be made by CQC to achieve compliance with the applicable standards. In addition, where a service is rated "Inadequate", warning notices will be served and appropriate action taken by CQC to achieve future compliance and the immediate safety of service users. It is possible for enforcement action to be taken by CQC and it has available the ultimate sanctions of prosecution or revocation of registrations. Revocation is usually a last resort as those using the service will need continuity of care. Inspection reports are publicly available on the CQC website at <https://www.cqc.org.uk>.

### *Use of Proceeds*

The Charity will use the proceeds of the issue of the Bonds (i) to settle the Tender Offer and (ii) to the extent there is a balance left after settling the Tender Offer, for its general corporate and charitable purposes.

### *Financial Information*

The consolidated financial statements of the Charity for the years ended 31 March 2025, 31 March 2024 and 31 March 2023 which have been incorporated into this Prospectus comply with the requirements of the Charities Act 2011, the Companies Act 2006, the Charity's Memorandum and Articles of Association and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with 'FRS 102 - The Financial Reporting Standard applicable in the UK and Republic of Ireland' (effective 1 January 2019) ("**FRS 102**").

On 3 February 2026, the Charity published its unaudited trading update for the nine-month period ended 31 December 2025 (the "**Trading Update**").

The Trading Update is incorporated by reference in this Prospectus (see "*Documents Incorporated by Reference*").

### *Alternative Performance Measures*

In this Prospectus (including the documents incorporated by reference), the Charity presents certain measures that are not defined in accordance with FRS 102 and are unaudited. The Charity believes that these measures provide useful supplementary information to prospective investors in the Bonds as they facilitate the evaluation of the Charity's financial condition. It is to be noted that, since not all organisations calculate financial measurements in the same manner, these are not always comparable to measurements used by other organisations (even if similarly labelled). Accordingly, these financial indicators should not be seen as a substitute for measures defined according

to FRS 102. The alternative performance measures used in this Prospectus are set out below along with an explanation of how each indicator can be reconciled with customarily used line items within the relevant accounting framework.

Certain numerical figures set out in the following Alternative Performance Measures discussion have been rounded. As a result of the rounding, the totals of the data in the following Alternative Performance Measures discussion may vary slightly from the actual arithmetic totals of such information. The ratios presented have been calculated on the basis of the unrounded figures.

**Net financial debt** corresponds to "Amounts due after more than one year – Loans from Retail Charity Bonds Plc" *minus* "Bank and cash balances". This metric shows the indebtedness of the Charity. The table below reconciles net financial debt to the relevant line items in the consolidated financial statements:

|  | As at 31 March 2025 | As at 31 March 2024 | As at 31 March 2023 |
|--|---------------------|---------------------|---------------------|
|  | £                   | £                   | £                   |
| Amounts falling due after more than one year |                     |                     |                     |
| Loans from RCB Bonds Plc.....                | 74,830,389          | 74,860,614          | 74,790,253          |
| Bank and cash balances.....                  | (3,005,326)         | (8,222,925)         | (2,280,907)         |
| <b>Net financial debt</b> .....              | <b>71,825,063</b>   | <b>66,637,689</b>   | <b>72,509,346</b>   |

**Adjusted EBITDA** (referred to in the Trading Update) is calculated as "Net Income / (Expenditure) for the period *plus* depreciation, losses on fixed asset disposals, loan interest and charges and exceptional items. This metric shows the Charity's surplus generation and therefore the sustainability of the servicing of finance costs and eliminates the variances caused by the amounts and types of capital employed and depreciation policies. The table below shows the reconciliation of Adjusted EBITDA to the "Net Income / (Expenditure)" line item in the consolidated financial statements:

|                                       | 3 months ended |              |                  | Nine months ended |            |            |
|---------------------------------------|----------------|--------------|------------------|-------------------|------------|------------|
|                                       | 30 June        | 30 September | 31 December      | 31 December       |            |            |
|                                       |                | 2025         |                  | 2023              | 2024       | 2025       |
|                                       |                |              |                  |                   |            |            |
|                                       |                |              | <i>£'000,000</i> |                   |            |            |
| Net Income / (Expenditure) .....      | (1.9)          | (3.2)        | (4.2)            | (2.9)             | (1.7)      | (9.3)      |
| Depreciation.....                     | 0.9            | 1.0          | 0.8              | 3.6               | 2.8        | 2.7        |
| Losses on fixed asset disposals ..... | 0.0            | 0.0          | 2.7              | 0.3               | 0.0        | 2.7        |
| Loan interest and charges.....        | 0.9            | 0.9          | 0.9              | 2.6               | 2.7        | 2.6        |
| Exceptional items.....                | 0.0            | 1.1          | 0.4              | 1.3               | 0.0        | 1.6        |
| <b>Adjusted EBITDA</b> ....           | <b>(0.0)</b>   | <b>(0.2)</b> | <b>0.6</b>       | <b>4.9</b>        | <b>3.7</b> | <b>0.4</b> |

Exceptional items are calculated in accordance with the table below:

|   | 3 months ended   |              |             | Nine months ended |            |            |
|---|------------------|--------------|-------------|-------------------|------------|------------|
|   | 30 June          | 30 September | 31 December | 31 December       |            |            |
|   | 2025             |              |             | 2023              | 2024       | 2025       |
|   | <i>£'000,000</i> |              |             |                   |            |            |
| Losses from homes in challenged circumstances ..... | 0.0              | 0.9          | 0.1         | 1.3               | 0.0        | 0.9        |
| Professional fees .....                             | 0.0              | 0.3          | 0.4         | 0.0               | 0.0        | 0.7        |
| <b>Exceptional items .....</b>                      | <b>0.0</b>       | <b>1.1</b>   | <b>0.4</b>  | <b>1.3</b>        | <b>0.0</b> | <b>1.6</b> |

In the table above:

- "Losses from homes in challenged circumstances" relates to homes that management of the Charity has assessed as either experiencing operational issues and/or going through a closure process; and
- "Professional fees" relate to non-recurring financial and legal advice received during the period.

**Adjusted EBITDAR** (referred to in the Trading Update) is calculated as "Net Income / (Expenditure)" for the period *plus* depreciation, losses on fixed asset disposals, loan interest and charges, leasehold rents and exceptional items. This metric shows the Charity's surplus generation whilst not taking into account leasehold costs and eliminates the variances caused by the amounts and types of capital employed and depreciation policies. The table below shows the reconciliation of Adjusted EBITDAR to the "Net Income/ (Expenditure)" line item in the consolidated financial statements:

|                                       | 3 months ended   |              |             | Nine months ended |            |            |
|---------------------------------------|------------------|--------------|-------------|-------------------|------------|------------|
|                                       | 30 June          | 30 September | 31 December | 31 December       |            |            |
|                                       | 2025             |              |             | 2023              | 2024       | 2025       |
|                                       | <i>£'000,000</i> |              |             |                   |            |            |
| Net Income / (Expenditure) .....      | (1.9)            | (3.2)        | (4.2)       | (2.9)             | (1.7)      | (9.3)      |
| Depreciation .....                    | 0.9              | 1.0          | 0.8         | 3.6               | 2.8        | 2.7        |
| Losses on fixed asset disposals ..... | 0.0              | 0.0          | 2.7         | 0.3               | 0.0        | 2.7        |
| Loan interest and charges .....       | 0.9              | 0.9          | 0.9         | 2.6               | 2.7        | 2.6        |
| Leasehold rents .....                 | 1.5              | 1.5          | 1.6         | 3.6               | 4.2        | 4.5        |
| Exceptional items .....               | 0.0              | 1.1          | 0.4         | 1.3               | 0.0        | 1.6        |
| <b>Adjusted EBITDAR ..</b>            | <b>1.4</b>       | <b>1.3</b>   | <b>2.2</b>  | <b>8.6</b>        | <b>7.9</b> | <b>4.9</b> |

## Board

**Andrew Richmond (Chair):** Andrew was a healthcare and smaller companies analyst in the City of London, enjoying a wide-ranging career in stockbroking, asset management and private equity. He is currently Vice Chair of Sue Ryder, the national palliative care and bereavement charity, and sits as a trustee on two investment fund boards. His non-executive positions have included two health boards, a university, a housing association, an air ambulance charity, a public/private sector infrastructure board and chairing a quoted company which commercialises intellectual property for universities. Andrew has an MA in Economics and Accounting from the University of Edinburgh and is an Associate of the Society of Investment Professionals (ASIP), which is now part of CFA (UK).

**Maria Townson (Vice Chair):** Maria is an Occupational Therapist who initially worked in a variety of NHS hospital settings before joining Birmingham City Council in 1989 where she specialised in utilising emerging technology to increase the independence of people with disabilities. On becoming a service lead, Maria became the operational manager of care homes and day centres for older people run by the Council and led the major redesign of the in-house services. In 2010 Maria became Assistant Director and led the commissioning of domiciliary and bed-based care for adults across the city, introducing a public-facing and quality-based system.

**Dennis Bryan:** Dennis started his career in social housing and has worked in development, estate regeneration and supported housing. He currently works for the Civil Service, where he oversees the disposal activities of surplus assets across London, the South and the North-East of England, bringing with him a wealth of knowledge of value-add strategies for mixed real estate portfolios.

**Antony Christie:** Tony has over 30 years of UK and international experience in real estate markets and is a chartered surveyor. Previous roles include being the fund manager for Aviva Investors' Quercus Healthcare Fund and Grosvenor's Shopping Centre Fund. His experience includes commercial and residential investment and asset management and he is currently a director of Catella APAM, a pan-European real estate business.

**Michael Lowe:** Michael is the Director of People and Culture at Morden College. Morden College is a charity based in Southeast London dedicated to providing accommodation and support to over 250 older people and its Blackheath site includes a 28-bed care home. Prior to this appointment, Michael held senior leadership HR roles within HM Prison & Probation Service, Ministry of Justice and The Goldsmiths' Company. Michael brings extensive knowledge of and experience in people management to the Charity's Board of Trustees, particularly regarding regulated settings, and holds a Chartered Fellow qualification from the Chartered Institute of Personnel and Development (CIPD).

**Charles Spence:** Charles is a qualified Chartered Accountant. He worked for The BOC Group plc (a leading industrial gases and healthcare company) for over 20 years in a variety of senior finance roles in five countries. Subsequently he has worked for Plan, an international development charity, and most recently for Marie Curie where he was Head of Finance.

**Andrea Willimott:** Andrea is a Registered Nurse with over 30 years' experience working in and across healthcare services throughout the UK, comprising clinical and senior operational roles, Board Director experience, along with consultancy and advisory roles. Having retired from the NHS in 2021, she has her own business which facilitates coaching and consultancy work, which seeks to make a difference to services while keeping residents and patients at the centre of everything she does. Andrea is passionate about staff development and workforce development. Andrea holds an RGN/RM/BSc (Hons)/MA Health Research.

The business address of each of the Board members is 138 Cheapside, London, England, EC2V 6BJ.

There are no potential conflicts of interest between any duties of the Board members of the Charity and their private interests and/or other duties.

### ***Corporate Governance and Committees***

The Board of Trustees comprises twelve members who are responsible for the overall policy, direction and strategy of the Charity and for the oversight of its financial affairs. The Board members all attend Trustees' meetings at which important matters affecting the Charity are discussed and decisions made.

Specific responsibilities have been delegated to certain committees:

### *Finance and Audit Committee*

The Finance and Audit Committee has responsibility for providing the Board with assurance on the adequacy of all systems, controls and processes that may have an impact on the Charity's ability to meet its objectives and to ensure that its financial resources are being deployed appropriately in furtherance of its objectives.

### *Property Committee*

The Property Committee is responsible for providing the Board, the Chief Executive and senior management team with advice on property related issues, consistent with the Charity's objectives. In particular, it advises on development activity both within the existing portfolio and by evaluating new opportunities.

### *Remuneration Committee*

The Remuneration Committee is responsible for advising the Board and Chief Executive on pay and reward throughout the Charity, with a particular focus on the pay of senior staff, on any reward and incentive scheme and on pension issues.

### *Care and Quality Improvement Committee*

The Care and Quality Improvement Committee is responsible for the clinical governance and risk management of resident safety and experience, quality standards and compliance, and service development / innovation.

### *Nominations Committee*

The Nominations Committee meets as required and is responsible for effective succession planning for senior roles in the Charity such as the Chairman, Vice Chairman, Chairman of any standing committee, Trustees and the Chief Executive.

### ***Internal Control Systems***

The Charity maintains an active risk register, covering the business, operational and financial areas of the Group, and it is regularly reviewed in detail by appropriate members of the senior management team. The team, which comprises senior members of head office staff, meets on a quarterly basis to discuss all existing risks and to identify any new ones.

The risk register is updated accordingly before it is subsequently considered by the Finance and Audit Committee. Its review also forms part of the agenda of the Charity's other committees as appropriate. A summary is then presented to the full Board of Trustees at their quarterly meeting. The senior management team carries out a variety of internal controls on a regular basis to ensure that any potential problems are identified and tackled as soon as possible.

These internal controls include:

- monthly visits to the homes by a rotation of head office staff that cover all aspects of the day to day running of each home including reviewing the areas of care, HR and health and safety;
- informal visits from the senior management team who meet with the home manager and speak to staff, residents and relatives at each home;
- periodic inspections of each home's financial records by the Charity's finance team to ensure that everything is in order and that there is no potential misappropriation of the Charity's funds;
- continued training of staff to ensure that they have the relevant skills and knowledge to meet the needs of the Charity; and
- regular visits to the homes by a rotation of Trustees.

In addition, the Charity employs external providers who complete care, health and safety and financial audits to provide additional reassurance.

### ***Executive Management Team***

**Chris Poole (Chief Executive):** Chris joined the Charity as Chief Executive in August 2025, bringing over 20 years of senior leadership experience across the corporate, charitable, and care sectors. His previous senior roles include positions at Sanctuary, WS Atkins, The Orders of St John Care Trust, Friends of the Elderly, and World Vision. In addition to his role at the Charity, Chris serves as Chair of the Board at Active Prospects.

**Julie Clarges (Director of Quality and Compliance):** Julie joined the Charity in 2016 and was appointed to the new role of Director of Quality and Compliance in early 2019.

Julie qualified as a social worker in New Zealand and worked for a number of years in a local emergency and community hospital, working across several different departments including rehabilitation, women's and children's department, and medical and surgical services. Since moving to England, Julie has continued to work as a social worker for over ten years before moving in to the private domiciliary and then charity sector, focusing on working with the elderly throughout. She has experience managing a dedicated Safeguarding Vulnerable Adults Team, Day Care Services for the elderly and an Adult Social Care Team, all tasked with providing high quality assessment and care provision to the elderly.

Julie is responsible for Quality Assurance, Quality Improvement, Health & Safety and Training & Development provision across the Charity.

**Chris Doherty (Chief Financial Officer):** Chris joined the Charity as Chief Financial Officer in September 2014. Previously Chris has operated at a senior level in a number of blue chip multinational and financial services organisations, including Rolls-Royce Power Ventures, Bank of America, Midland Bank and Kleinwort Benson.

Chris completed his CIMA examinations with British American Tobacco as part of their finance graduate scheme before moving into the financial services sector and then on to Rolls-Royce Power Ventures, a start-up international power project development company. More recently, Chris has spent time advising a number of international investment funds operating in the property, precious metals and life settlements arenas and also the commercial operations of Viridian Housing, a social housing provider.

Chris has responsibility at the Charity for the Finance, Property, IT, HR and Programme Management functions and leads on all acquisition and new care home development activity.

**Shona King (Director of Business Development):** Shona joined the Charity in January 2020 and is the Charity's Director of Business Development.

Shona's early career started within the field of Psychology and Mental Health, before moving away from the sector and into business support roles; specifically with the Thames Valley Chamber of Commerce Group, Skills South East and Business Link. Her primary focus at this time was to assist businesses across the South East to upskill, develop business strategies and grow their market position.

Later Shona returned to the health and social care sector to undertake operations management and director roles with both private and not-for-profit organisations.

Previous operational oversight has included homes specialising in supporting adults with Epilepsy, Learning Disabilities, Elderly Care and Dementia with organisations such as Independence Homes, Welmede, The Avenues Group and SHC.

Shona is responsible for the sales and marketing functions at the Charity.

**Julia Bentley (Operations Director):** Julia joined the Charity in 2025 as an experienced senior leader with over 35 years in health and social care operations. Julia has previously held senior leadership positions with Four Season's Health Care, Caring Homes, Advinia and Care UK where she focused on transforming underperforming services, strengthening compliance, and driving growth across large national portfolios.

**Toma Omoma (Director of HR & Company Secretariat):** Toma joined the Charity in April 2012 initially as HR Manager. She was promoted to the role of Director of HR & Company Secretariat in July 2021. Previously Toma worked in a variety of organisations to include HCA International and The Medical Research Council, where she managed the HR function.

Toma has responsibility for the provision of a comprehensive and professional HR service to Trustees, Senior Executive Team, and all employees throughout the organisation to include Payroll and Recruitment. Toma also acts as the Company Secretary for the Charity.

**Sue Weller (Director of Digital Transformation):** Sue leads a professional team to drive both the Digital Transformation Programme and improvements to the Greensleeves Care IT infrastructure. Sue has over 23 years of experience within the health and social care industry and has a track record of providing strong management and leadership in the delivery of complex projects and in achieving successful business change management. Sue has successfully delivered major digital transformation projects within a number of well-regarded care organisations.

There are no potential conflicts of interest between any duties of the Executive Management Team of the Charity and their private interests and/or other duties.

### ***Share Capital and Major Shareholders***

The Charity is a company limited by guarantee and does not have share capital. The Board of Trustees has overall responsibility for the running of the Charity. The Board of Trustees is responsible for the overall policy, direction and strategy of the Charity and for the oversight of its financial affairs. The Board of Trustees holds meetings at which the important matters affecting the Charity are discussed and decisions made.

### ***Current trading and outlook***

The Group has faced a number of challenges since the COVID-19 pandemic, including a slower recovery in occupancy, higher than forecast utility and other costs, challenges in staffing including greater dependence on expensive agency staff and delays in bringing new homes to full capacity.

Following the commencement in role of a new Chair and Chief Executive Officer in 2025, the Group conducted a review of the business with external advisors. Following this review, the Group has adopted a revised strategy, the main elements of which are to:

- simplify structures, increase efficiency and reduce costs;
- introduce a new senior operations management structure and make certain other changes to the organisational structure of the Group;
- enhance recruitment by creating a central recruitment team;
- introduce consistency in operating structures across homes; and
- further integrate new IT systems.

The Group has already taken a number of actions to return to positive cash flows from operating activities and to net positive income, and (other than at three homes impacted by building works and operating issues) has returned occupancy to similar levels as those achieved before the COVID-19 pandemic. Occupancy levels at the three homes impacted by building works and operating issues are expected to recover during 2026, though no assurance can be given that this will be the case.

As set out in the Trading Update, the Group has seen an improvement in Adjusted EBITDA, and is targeting £1.3 million of costs savings by 31 March 2026.

Under the terms of the Loan Agreement, the Group has undertaken not to embark on further acquisition or development activity (with certain permitted exceptions) until such time as its cash flows from operating activities are at least £1,000,000 (as determined by reference to the Group's most recently published financial statements or otherwise a certificate provided by the Group's auditors).

The Group is therefore in a period of consolidation and is focussed on improving liquidity and reducing costs.

### ***Recent Developments***

There are no recent events that are, to a material extent, relevant to the evaluation of the Charity's solvency.

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# 3

## INFORMATION ABOUT THE BONDS

**This following section summarises the key features of the Bonds.**

The full terms and conditions of the Bonds are contained in Appendix B ("*Terms and Conditions of the Bonds*"). It is important that you read the entirety of this Prospectus, including the Terms and Conditions of the Bonds, before deciding to invest in the Bonds. If you have any questions, you should seek advice from your financial adviser or other professional adviser before deciding to invest.

## INFORMATION ABOUT THE BONDS

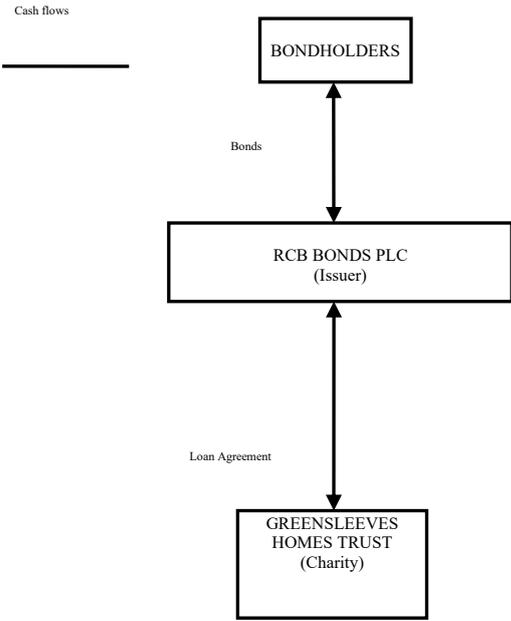
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| <b>What is a bond?</b>           | <p>A bond is a form of borrowing by a company seeking to raise funds from investors. The company that issues a bond promises to pay interest to each investor in the relevant bond periodically until the date when the relevant bond becomes repayable (usually on the specified maturity date, although a bond may also become repayable early in certain circumstances), at which time the company also promises to repay the amount borrowed.</p> <p>An investor does not have to keep a bond until the date when the bond matures. Unlike a typical bank loan, a bond is a tradable instrument, so can be sold to another investor in the market. The market price of a bond will fluctuate between the start of the bond's life and when it matures.</p> <p>This Prospectus relates to a proposed issue of Greensleeves Homes Trust Stepped Coupon Bonds due 24 September 2029 issued by RCB Bonds PLC and secured on a loan to the Charity.</p>  | N/A  |
| <b>Who is issuing the Bonds?</b> | <p>The Bonds will be issued by the Issuer.</p> <p>The Issuer is an entity which has been established for the purpose of issuing asset-backed securities, which means that it has been incorporated for specific purposes only (i.e. to issue bonds), will not conduct business more generally and has very limited assets. The Issuer will not engage in any activities which are not related to the issue of bonds.</p> <p>The Issuer has been incorporated with a view to making it easier for United Kingdom charities to raise money from investors in the capital markets, without each such charity having to issue bonds directly. Instead, the Issuer may issue bonds from time to time and lend the proceeds of such issue to a charity. Payments of interest and principal due on the loan and those due on the bonds will be identical (save that payments of interest and principal under the loan will be required to be paid two business days prior to each interest payment date or redemption date, as the case may be, on the bonds) so that payments of interest and repayment of the loan by the charity will provide the Issuer with funds to make the corresponding payment on the related bonds.</p> <p>The proceeds of the Bonds (including (if applicable) the proceeds of any Retained Bonds following a sale of such Retained Bonds to any third party from time to time) described in this Prospectus will be loaned to the Charity by way of the Loan on the terms of the Loan Agreement. The Issuer will depend on the Charity to make payments under the Loan Agreement in order for it to be able to make payments on the Bonds. Therefore, investors in the Bonds will be assuming credit risk on the Charity, as to which investors</p> | <p>Appendix B<br/><i>("Terms and Conditions of the Bonds")</i></p> <p>Section 6<br/><i>("Description of the Issuer")</i></p> |

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|  | should refer to Section 1 ( <i>"Risk Factors – Factors that may affect the Issuer's ability to fulfil its obligations under the Bonds – The Issuer's only material assets corresponding to the Bonds will be its rights under the Loan Agreement and, accordingly, investors in the Bonds will take credit risk on the Charity"</i> ).   |  |
| <b>What are Retained Bonds?</b>                          | <p>When the Bonds are issued by the Issuer, the Issuer may immediately purchase some of the Bonds (any such Bonds so purchased, the "<b>Retained Bonds</b>"). The aggregate principal amount of Retained Bonds (if any) will be set out in the Issue Size Announcement.</p> <p>Any Retained Bonds will be held by The Bank of New York Mellon, London Branch in its capacity as bond custodian in respect of such Retained Bonds (or any successor or replacement custodian thereto) (the "<b>Custodian</b>") pursuant to a bond custody agreement dated the Issue Date between the Issuer and the Custodian (or such other custody agreement entered into from time to time between the Issuer and the Custodian) in respect of the Retained Bonds (the "<b>Custody Agreement</b>").</p>  | N/A  |
| <b>How will the Issuer deal with any Retained Bonds?</b> | <p>If any Retained Bonds are issued, the Issuer may, following agreement with the Charity and the Manager (or, failing agreement with the Manager, any third party), sell or dispose of all or some of such Retained Bonds in the market by private treaty at any time provided that:</p> <p>(i) the relevant Bonds will, following the relevant sale or disposal, be exempt from all United Kingdom stamp duties on transfer; or</p> <p>(ii) if the Issuer would otherwise be in any material doubt, HM Revenue &amp; Customs has prior to the relevant sale or disposal confirmed to the Issuer in writing that the relevant Bonds will be exempt from all United Kingdom stamp duties on transfer following the relevant sale or disposal.</p> <p>The proceeds of any such Retained Bonds (following a sale or disposal to any third party from time to time) will be loaned to the Charity under the terms of the Loan Agreement.</p> <p>Any Retained Bonds shall, following a sale to any third party from time to time, cease to be Retained Bonds to the extent of and upon such sale or disposal. Bonds which have ceased to be Retained Bonds shall carry the same rights and be subject in all respects to the same conditions as other Bonds.</p> | <p>N/A</p> <p>Appendix D ("<i>Loan Agreement</i>")</p> |

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| <b>What is the Custody Agreement?</b>                    | The Issuer will, if any of the Bonds to be issued are Retained Bonds, enter into the Custody Agreement with the Custodian whereby it appoints the Custodian to act as custodian and hold such Retained Bonds on its behalf. The Custody Agreement will contain customary terms for custody agreements and limited recourse and non-petition language on terms similar to the Terms and Conditions of the Bonds. If applicable, the Custodian will be one of the secured parties under the Trust Deed.  | N/A   |
| <b>Why doesn't the Charity issue the Bonds directly?</b> | <p>There are various constraints on the Charity issuing the Bonds directly and also several advantages for both investors and the Charity in the Bonds being issued by the Issuer:</p> <p><i>Listing and costs for the Charity:</i> The Issuer has been established as a means to enable charities and other ethical companies to access the capital markets with reduced transaction costs using a master set of legal documents, including an Issuance Facility Agreement, a Master Trust Deed and an Agency Agreement. The terms of these legal documents contain contractual provisions that can be used to issue further bonds in the future. This has the overall effect of making a capital markets exercise of this nature cost-effective for the end borrower. However, it will be necessary for the Issuer and other end borrowers wishing to use the facility to prepare a new prospectus. Each prospectus is subject to review by the UK Financial Conduct Authority and must be approved on a case-by-case basis.</p> <p><i>ISA and SIPPS:</i> it is a requirement for eligibility for inclusion in a United Kingdom individual saving account or a self-invested pension plan that assets be obligations of a body corporate having issued share capital. The Issuer qualifies for this. The Charity does not.</p> | N/A   |
| <b>Who is the Charity?</b>                               | The Charity is Greensleeves Homes Trust, a private limited company incorporated and domiciled in England and Wales, with registered number 03260168 and registered charity number 1060478.   | Section 2<br>("Description of the Charity")         |
| <b>What are the terms of the Bonds?</b>                  | <p>The Bonds will be subject to Appendix B ("<i>Terms and Conditions of the Bonds</i>").</p> <p>The Bonds:</p> <ul style="list-style-type: none"> <li>entitle the Bondholders to receive semi-annual interest payments at a fixed interest rate of: (i) from (and including) the Issue Date to (but excluding) 24 March 2027, 5.5 per cent. per annum, (ii) from (and including) 24 March 2027 to (but excluding) 24 September 2027, 6.0 per cent. per annum, (iii) from (and including) 24 September 2027 to (but excluding) 24 March 2028, 6.5 per cent. per annum, (iv) from (and including) 24 March 2028 to (but excluding) 24 September</li> </ul>   | Appendix B<br>("Terms and Conditions of the Bonds") |

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|  | <p>2028, 7.0 per cent. per annum, (v) from (and including) 24 September 2028 to (but excluding) 24 March 2029, 7.5 per cent. per annum and (vi) from (and including) 24 March 2029 to (but excluding) the Expected Maturity Date, 8.0 per cent. per annum, subject in each case to Condition 8;</p> <ul style="list-style-type: none"> <li>• have a principal amount of £100 per Bond;</li> <li>• are scheduled to be redeemed on 24 September 2029, although if the Charity elects to defer repayment of the Loan in accordance with the terms of the Loan Agreement, redemption shall be deferred until 24 September 2031 (the "<b>Deferred Period</b>"). If repayment of the Loan is deferred under the terms of the Loan Agreement the rate of interest on the Loan (and, correspondingly, the rate of interest payable on the Bonds) will be increased to whichever is the higher of either: <ul style="list-style-type: none"> <li>(i) 9.0 per cent. per annum; or</li> <li>(ii) a per annum percentage rate that is the sum of (A) the yield on a UK gilt that matures on or around the Legal Maturity Date (referred to in the terms and conditions of the Bonds as the "Benchmark Gilt Reset Reference Rate") plus (B) a margin of 3.85 per cent.</li> </ul> <p>If the Bonds remain outstanding on the Expected Maturity Date but repayment of the Loan has not been deferred until the Legal Maturity Date in accordance with its terms, the rate of interest payable on the Bonds will be increased to 10.0 per cent. per annum;</p> </li> <li>• will be redeemed at 100 per cent. of their principal amount on 24 September 2029 or, if redemption is deferred, on 24 September 2031;</li> <li>• may be redeemed early if the Charity repays the Loan early and in full, in the circumstances in which it is permitted to do so, at the Sterling Make-Whole Redemption Amount (as defined below); and</li> <li>• are intended to be admitted to trading on the London Stock Exchange's main market.</li> </ul> |   |
| <p><b>What does it mean that the Bonds are "secured on a loan" to the Charity?</b></p> | <p>The proceeds of the Bonds (including (if applicable) the proceeds of any Retained Bonds following a sale of such Retained Bonds to any third party from time to time) will be lent by the Issuer to the Charity on the terms of the Loan Agreement. The Loan Agreement will be in substantially the form set out in Appendix D of this Prospectus. The terms of the Loan and those of the Bonds will be aligned such that payments of interest and repayments of principal</p>  | <p>Appendix D ("<i>Loan Agreement</i>")</p> |

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|  | <p>are identical (save that payments of interest and repayments of principal under the Loan will be required to be paid two business days prior to each interest payment date or redemption date, as the case may be, on the Bonds, and subject to any withholding for or on account of taxes either on amounts paid under the Loan or under the Bonds), so that payments of interest and principal by the Issuer in respect of the Bonds will be funded by the interest and principal which the Issuer receives from the Charity under the Loan Agreement.</p> <p>The Issuer's rights in respect of the Loan Agreement from the Charity (and certain related rights) will be charged as security and assigned to the Trustee for the benefit of the Bondholders and certain other secured parties. This means that if the Charity fails to make payments of interest or principal under the Loan Agreement and this results in the occurrence of an event of default under the terms and conditions of the Bonds, the Trustee (acting on the instructions of the Bondholders) may enforce the terms of the Loan Agreement against the Charity, and if any amounts are recovered under the Loan they will be available, following payment of certain costs related to enforcement (such as the fees of the Trustee), for payment to the holders of the Bonds. The Loan Agreement contains certain covenants which the Charity must comply with such as, for example, (i) a requirement that, as at each relevant testing date, the sum of (A) the group's unencumbered properties (that is, those not subject to any security in favour of a third party), (B) tangible fixed assets, (C) cash and investments that are deemed equivalent to cash (such as UK government bonds) (subject to certain exceptions) and (D) cash held in a bank account specifically earmarked for certain payments under the Loan Agreement is not less than 130 per cent. of the total unsecured debt of the group; (ii) a requirement that the Charity will not (and will ensure that its subsidiaries do not) create any security to secure any financial indebtedness (a "<b>Secured Borrowing</b>") unless, immediately after incurring such Secured Borrowing, the ratio of the Charity's total Secured Borrowings to the sum of (A) fixed assets (as adjusted for any impairments), (B) cash and investments that are deemed equivalent to cash (such as UK government bonds) (subject to certain exceptions) and (C) cash held in a bank account specifically earmarked for certain payments under the Loan Agreement is not greater than 1:4; (iii) a requirement that, as at each relevant lease incurrence date, expected rent does not exceed 8 per cent. of adjusted turnover (or otherwise (subject to certain exceptions set out in the Loan Agreement) a specified cash amount is deposited in an account within three months of the relevant lease incurrence date and secured for the benefit of the Issuer (as lender under the Loan)); (iv) a requirement not to embark on further acquisition or development activity (with certain permitted exceptions) until such time as its cash flows from operating activities are at least £1,000,000 (as determined by reference to the Group's most</p> |          |

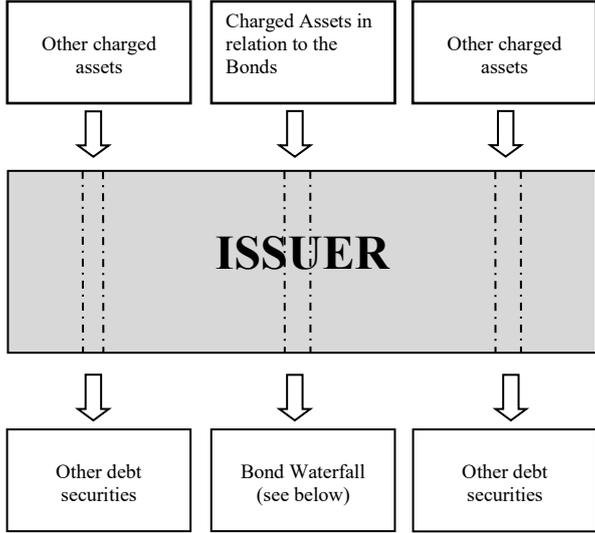
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|  | <p>recently published financial statements or a certificate from the Group's auditors); and (v) a requirement that, within 10 business days of any disposal (whether by way of sale, lease, licence, transfer or otherwise) by the Charity of any fixed asset or of any other asset which would constitute a fixed asset were financial statements to be prepared as at the date of such disposal (a "<b>Relevant Fixed Asset</b>"), the Charity shall pay a cash amount (the "<b>Fixed Asset Disposal Proceeds</b>") that is equivalent to at least 50 per cent. of the proceeds of such disposal (after deduction of any fees of the Charity's agent(s) in relation to the disposal) into an account in such a manner that such Fixed Asset Disposal Proceeds shall immediately constitute fixed asset disposal repayment funds (that is, cash held in a bank account specifically earmarked for repayments or prepayments under the Loan Agreement and certain permitted acquisitions and/or developments), <i>provided that</i> the Charity shall not be required to make any such payment if (A) at the time of such disposal, the amount of cash held in a bank account specifically earmarked for repayments or prepayments under the Loan Agreement and certain permitted acquisitions and/or developments was greater than or equal to the outstanding balance on the Loan or (B) such disposal was a specific disposal prescribed under the terms of the Loan Agreement as a 'Committed Disposal', all as further described in the Loan Agreement.</p> <p>Whilst the Issuer's rights in respect of the Loan are secured in the manner described above, the Loan itself is not secured by any asset of the Charity or otherwise.</p> <p>A description of the transaction structure is included below:</p>  <pre> graph TD     CF[Cash flows] --- BH[BONDHOLDERS]     BH &lt;--&gt; Bonds  RCB[RCB BONDS PLC (Issuer)]     RCB &lt;--&gt; Loan Agreement  GH[GREENSLEEVES HOMES TRUST (Charity)]   </pre> <p>The diagram illustrates the transaction structure. On the left, a horizontal line labeled 'Cash flows' is connected to a box labeled 'BONDHOLDERS'. A vertical double-headed arrow labeled 'Bonds' connects 'BONDHOLDERS' to a box labeled 'RCB BONDS PLC (Issuer)'. Another vertical double-headed arrow labeled 'Loan Agreement' connects 'RCB BONDS PLC (Issuer)' to a box labeled 'GREENSLEEVES HOMES TRUST (Charity)'.</p> |          |

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|  | <p><b>N.B. the proceeds of any Retained Bonds, once sold to any third party from time to time, will be advanced under the Loan Agreement at that time.</b></p> <p>Whilst the Issuer may, from time to time, issue other bonds and use the proceeds of those issues to acquire or make loans to other charities or other ethical companies, the only assets of the Issuer to which investors in the Bonds will have recourse if the Issuer fails to make payments in respect of the Bonds will be the Issuer's rights against the Charity under the Loan Agreement, the related rights under the issue documents in relation to the Loan. The holders of the Bonds will not have recourse to the other assets of the Issuer in connection with the other bond issues.</p>             |  |
| <b>Why are the Bonds being issued? What will the proceeds be used for?</b> | The Charity will use the proceeds of the issue of the Bonds: (i) to settle the Tender Offer; and (ii) to the extent there is a balance left after settling the Tender Offer, for its general corporate and charitable purposes.  | Section 2<br>("Description of the Charity")  |
| <b>Will I be able to trade the Bonds?</b>                                  | <p>The Issuer will make an application for the Bonds to be admitted to trading on the London Stock Exchange plc, on its main market. If this application is accepted, the Bonds are expected to commence trading on or around 25 March 2026.</p> <p>Once admitted to trading, the Bonds may be purchased or sold through a broker. The market price of the Bonds may be higher or lower than their issue price depending on, among other things, the level of supply and demand for the Bonds and movements in interest rates. See Section 1 ("Risk Factors – Risks related to the market generally – The secondary market generally").</p>  | Section 9<br>("Additional Information – Listing and admission to trading of the Bonds")  |
| <b>How will payments on the Bonds be funded?</b>                           | Payments of interest and principal by the Issuer in respect of the Bonds will be funded by the interest and principal which the Issuer receives from the Charity under the Loan. Payments of interest and principal due on the Loan and those due on the Bonds (other than any Retained Bonds) will be identical (save that payments of interest and principal under the Loan will be required to be paid two business days prior to each interest payment date or redemption date, as the case may be, on the Bonds, and subject to withholding for or on account of taxes either on amounts paid under the Loan or under the Bonds), and accordingly the Loan has characteristics that demonstrate capacity to produce funds to service any payments due and payable on the Bonds. | Section 6<br>("Description of the Issuer")<br><br>Section 2<br>("Description of the Charity")<br><br>Appendix D ("Loan Agreement") |
| <b>What is the interest rate and can the</b>                               | The Bonds bear interest from their date of issue at the fixed rate of: (i) from (and including) the Issue Date to (but excluding) 24 March 2027, 5.5 per cent. per annum, (ii) from (and including) 24 March 2027 to (but excluding) 24 September 2027, 6.0 per cent.  | Condition 8<br>("Interest") of Appendix B<br>("Terms and   |

|  |   | <b>Refer to</b>  |
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| <b>interest rate change?</b>                             | <p>per annum, (iii) from (and including) 24 September 2027 to (but excluding) 24 March 2028, 6.5 per cent. per annum, (iv) from (and including) 24 March 2028 to (but excluding) 24 September 2028, 7.0 per cent. per annum, (v) from (and including) 24 September 2028 to (but excluding) 24 March 2029, 7.5 per cent. per annum and (vi) from (and including) 24 March 2029 to (but excluding) the Expected Maturity Date, 8.0 per cent. per annum. Interest will be paid semi-annually in arrear on 24 March and 24 September in each year. If repayment of the Loan is deferred until the Legal Maturity Date (as defined below) rather than being made on the Expected Maturity Date, the rate of interest payable on the Bonds from, and including, the Expected Maturity Date to, but excluding, the Legal Maturity Date will be increased to whichever is the higher of either:</p> <p>(i) 9.0 per cent. per annum; or</p> <p>(ii) a per annum percentage rate that is the sum of (A) the yield on a UK gilt that matures on or around the Legal Maturity Date (referred to in the terms and conditions of the Bonds as the "Benchmark Gilt Reset Reference Rate") plus (B) 3.85 per cent. (see "<i>When will the Bonds be repaid?</i>" below).</p> <p>If the Bonds remain outstanding on the Expected Maturity Date but repayment of the Loan has not been deferred until the Legal Maturity Date in accordance with its terms, the rate of interest payable on the Bonds will be increased to 10.0 per cent. per annum.</p> | <i>Conditions of the Bonds</i> )   |
| <b>When will interest payments be made?</b>              | <p>The first payment of interest in relation to the Bonds is due to be made on 24 September 2026.</p> <p>Following the first payment, interest is expected to be paid on 24 March and 24 September in each year up to and including the date the Bonds are repaid.</p>  | Condition 8 (" <i>Interest</i> ") of Appendix B (" <i>Terms and Conditions of the Bonds</i> ") |
| <b>How is the amount of interest payable calculated?</b> | <p>The Issuer will pay a fixed rate of interest per year in respect of the Bonds as follows: (i) from (and including) the Issue Date to (but excluding) 24 March 2027, 5.5 per cent. per annum, (ii) from (and including) 24 March 2027 to (but excluding) 24 September 2027, 6.0 per cent. per annum, (iii) from (and including) 24 September 2027 to (but excluding) 24 March 2028, 6.5 per cent. per annum, (iv) from (and including) 24 March 2028 to (but excluding) 24 September 2028, 7.0 per cent. per annum, (v) from (and including) 24 September 2028 to (but excluding) 24 March 2029, 7.5 per cent. per annum and (vi) from (and including) 24 March 2029 to (but excluding) the Expected Maturity Date, 8.0 per cent. per annum. Interest will be payable in two semi-annual instalments. Therefore, for each £100 principal amount of Bonds that you buy on 24 March 2026, for instance, you will receive</p>  | Condition 8 (" <i>Interest</i> ") of Appendix B (" <i>Terms and Conditions of the Bonds</i> ") |

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|  | <p>£2.75 on 24 September 2026 and £2.75 on 24 March 2027, and so on (recalculated in accordance with the prevailing rate of interest on the Bonds) every six months until and including the Expected Maturity Date (unless you sell the Bonds or they are repaid by the Issuer) (as such terms are defined below and see "<i>When will the Bonds be repaid?</i>" below).</p> <p>If the Bonds are not repaid on the Expected Maturity Date, the amount of interest payable will increase (see <i>What is the interest rate and can the interest rate change?</i>).</p> <p><b><u>Rate of interest if repayment of the Bonds is deferred</u></b></p> <p>As described above, if repayment of the Loan (and accordingly repayment of the Bonds) is deferred until the Legal Maturity Date, the rate of interest per year in respect of the Bonds will be adjusted to whichever is the higher of either:</p> <ul style="list-style-type: none"> <li>(a) (i) the sum of the yield on the relevant UK gilt, as determined at the relevant time, plus 3.85 per cent. (for the purposes of this section, the "<b>Reset Rate</b>"); or</li> <li>(b) (ii) 9.0 per cent.</li> </ul> <p>This means that the adjusted rate of interest during the Deferred Period cannot be lower than 9.0 per cent.</p> <p>The calculation of the adjusted rate of interest in this event is illustrated in the following two scenarios. In this section "relevant time" means 11.00 a.m. (London time) on the date falling two Business Days prior to the Expected Maturity Date.</p> <p><b><i>Scenario 1: the yield on the relevant UK gilt is determined at the relevant time to be equal to or less than 5.15 per cent.</i></b></p> <p>In this scenario, the Reset Rate would be equal to or less than 9.0 per cent. Therefore, the rate of interest during the Deferred Period would be 9.0 per cent.</p> <p>Accordingly, for each £100 principal amount of Bonds that you hold, £4.50 would be payable on 24 March 2030 and every six months until the Bonds are redeemed.</p> <p><b><i>Scenario 2: the yield on the relevant UK gilt is determined at the relevant time to be higher than 5.15 per cent.</i></b></p> <p>In this scenario, the Reset Rate would be higher than 9.0 per cent. Therefore, since it produces a higher figure, the rate of interest during the Deferred Period would be the Reset Rate.</p> <p>For example, if the yield on the relevant UK gilt were determined at the relevant time to be 6.15 per cent., the sum of this yield plus</p> |          |

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|   | <p>3.85 per cent. would be 10.0 per cent. Since this is higher than 9.0 per cent., the rate of interest per year in respect of the Bonds during the Deferred Period would be 10.0 per cent. This would mean (for the purposes of this example) that for each £100 principal amount of Bonds that you hold, £5.00 would be payable on 24 March 2030 and every six months until the Bonds are redeemed.</p> <p>For the avoidance of doubt, the yield on the relevant UK gilt of 6.15 per cent. used in the worked example above is illustrative only, and the actual yield on the relevant UK gilt calculated at the relevant time may be different from this. Therefore, the actual amount payable on the Bonds you hold may therefore be different from the illustrated amount although (as explained above) the adjusted rate of interest cannot be lower than 9.0 per cent.</p> <p><b><u>Rate of interest if the Bonds are not repaid on the Expected Maturity Date and repayment of the Bonds has not been deferred</u></b></p> <p>Alternatively, if the Bonds remain outstanding on the Expected Maturity Date but repayment of the Loan has not been deferred until the Legal Maturity Date in accordance with its terms, the rate of interest payable on the Bonds will be 10.0 per cent.</p> <p>In this event, for each £100 principal amount of Bonds that you hold £5.00 would be payable on 24 March 2030 and every six months until the Bonds are redeemed.</p> |  |
| <b>What is the yield on the Bonds?</b>                                  | The yield in respect of the issue of the Bonds is 7.5 per cent. per annum until 24 September 2029. The yield is calculated at the Issue Date on the basis of the Issue Price of 97.0 per cent., using the formula set out under " <i>Additional Information – Indication of yield</i> ".   | Section 9 (" <i>Additional Information</i> ")    |
| <b>What will the Bondholders receive in a winding up of the Issuer?</b> | <p>The Issuer has been established for the purpose of issuing asset-backed securities, which means that the risk of its entering into insolvency proceedings is low, even if the Charity fails to make payments on the Loan thereby preventing the Issuer from making payments on the Bonds. If the Issuer does become insolvent, it does not have any other financial or trade creditors which would rank ahead of the Bondholders (other than as contemplated under the Issuance Facility Documents (as defined in Appendix B ("<i>Terms and Conditions of the Bonds</i>"))).</p> <p>There is, however, no assurance that the Issuer's continued solvency will mean the Issuer can meet its payment and other obligations in respect of the Bonds.</p> <p>If the Charity does not meet its obligations under the Loan Agreement resulting in the occurrence of an event of default under the terms and conditions of the Bonds, the Trustee shall be responsible for accelerating the Loan (which means that it</p>  | Section 6 (" <i>Description of the Issuer</i> ") |

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|  | <p>becomes due and payable). The Trustee will be responsible for taking such steps as it in its absolute discretion considers appropriate in an attempt to ensure the payment of the outstanding sum and, if necessary, (acting on the instructions of Bondholders) shall take action against the Charity to enforce the Issuer's rights under the Loan Agreement (see below in respect of the Bond Waterfall). However, the Trustee will not be bound to take any such enforcement action unless it has been indemnified and/or secured to its satisfaction.</p> <p>The obligations of the Issuer to the Bondholders in respect of the Bonds are limited in recourse to certain Charged Assets (being, in general terms, the Issuer's rights under the Loan Agreement and certain related rights under the Issuance Facility Documents), which means that the holders of the Bonds will not have recourse to the other assets of the Issuer in connection with the other bond issues of the Issuer (see Diagram (<i>Limited Recourse</i>) below).</p> <p><b>Diagram (<i>Limited Recourse</i>)</b></p>  <p>Further information is contained in the detailed provisions of Condition 6.2 ("<i>Post-Enforcement</i>") of Appendix B ("<i>Terms and Conditions of the Bonds</i>").</p> <p>In a post enforcement scenario, i.e. if the Trustee (acting on the instructions of the Bondholders) takes enforcement action in relation to the Charged Assets, monies received will be used to make payments to the following parties in the order of priority below (the "<b>Bond Waterfall</b>"): </p> <ol style="list-style-type: none"> <li>1. (Any outstanding) Trustee fees and expenses insofar as they relate to the enforcement of the Bonds and/or the related Loan</li> <li>2. (Any outstanding) Agent or (if applicable) Custodian fees and expenses insofar as they relate to the Bonds and are</li> </ol> |          |

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|   | <p>not otherwise payable out of the Expense Reserve Account*</p> <p>3. (Any outstanding) Servicer fees and expenses insofar as they relate to the enforcement of the Bonds and/or the related Loan</p> <p>4. (Any outstanding) payment of certain other amounts to cover the Issuer's general expenses due from the Charity under the Loan</p> <p>5. Bondholders</p> <p>6. Expense Reserve Account</p> <p>* See "<i>Summary of the Servicer</i>" below.</p> <p>Further information is contained in the detailed provisions of Condition 6.2 ("<i>Post-Enforcement</i>") of Appendix B ("<i>Terms and Conditions of the Bonds</i>").</p>   |   |
| <b>Will the Bonds be rated by a credit rating agency?</b> | No. Neither the Bonds nor the Issuer is rated by a credit rating agency, and the Issuer does not intend to seek a credit rating for the Bonds.  | N/A   |
| <b>When will the Bonds be repaid?</b>                     | <p>The Bonds are scheduled to be redeemed at 100 per cent. of their principal amount on the Expected Maturity Date. However, if and to the extent that the Charity elects to extend the maturity date of the Loan pursuant to its right to do so under the terms of the Loan, the redemption of the Bonds will be postponed until the Legal Maturity Date.</p> <p>The Bonds may be redeemed early if the Charity repays the Loan early and in full in circumstances in which it is permitted to do so, at the Sterling Make-Whole Redemption Amount.</p> <p>The "<b>Sterling Make-Whole Redemption Amount</b>" is an amount (inclusive of accrued and unpaid interest) which is calculated to ensure that the redemption price produces a sum that, if reinvested in a reference bond (in this case a UK gilt), would continue to give the Bondholder the same yield on the money that was originally invested as they would have received had the Bonds not been redeemed.</p> | Condition 10 (" <i>Redemption and Purchase</i> ") of Appendix B (" <i>Terms and Conditions of the Bonds</i> ")  |
| <b>Do the Bonds have voting rights?</b>                   | Bondholders (other than holders of any Retained Bonds) have certain rights to vote at meetings of Bondholders, but are not entitled to vote at any meeting of shareholders of the Issuer.   | Condition 17 (" <i>Meetings of Bondholders, Modification and Waiver</i> ") of Appendix B (" <i>Terms and</i> ") |

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|  |  | <i>Conditions of the Bonds")</i>   |
| <b>Who will represent the interests of the Bondholders?</b>  | The Trustee is appointed to act on behalf of the Bondholders as an intermediary between Bondholders and the Issuer throughout the life of the Bonds. The main obligations of the Issuer (such as the obligation to pay and observe the various covenants in the terms and conditions of the Bonds) are owed to the Trustee. These obligations are enforceable by the Trustee only, not the Bondholders themselves. Although the entity chosen to act as the Trustee is chosen and appointed by the Issuer, the Trustee must act in the interests of the Bondholders in accordance with the terms of the Trust Deed.  | Appendix B ( <i>"Terms and Conditions of the Bonds")</i> )   |
| <b>Can the terms and conditions of the Bonds be amended?</b> | The terms and conditions of the Bonds provide that the Trustee may agree to: (a) any modification of any of the provisions of the Trust Deed that is, in the opinion of the Trustee, of a formal, minor or technical nature or is made to correct a manifest error (which is an error that is clear, plain and obvious) or an error which, in the opinion of the Trustee, is proven; (b) waive, modify or authorise a proposed breach by the Issuer of a provision of the Trust Deed or the terms and conditions of the Bonds if, in the opinion of the Trustee, such modification is not prejudicial to the interests of the Bondholders. The Trustee can agree to any such changes without obtaining the consent of any of the Bondholders.<br><br>Bondholders may also sanction a modification of the terms and conditions of the Bonds by passing an extraordinary resolution. | Condition 17 ( <i>"Meetings of Bondholders, Modification and Waiver")</i> of<br><br>Appendix B ( <i>"Terms and Conditions of the Bonds")</i> ) |
| <b>What is the target market for the Bonds?</b>              | You are referred to the target market assessment set out under " <i>UK MiFIR product governance</i> " above, which has led to the conclusion that: (i) the target market for the Bonds is (a) retail clients (for these purposes, a retail client means a person who is not a professional client) with experience of taking credit risk on the Charity and/or investing in complex instruments; (b) eligible counterparties, as defined in COBS; and (c) professional clients.  | <i>"UK MiFIR product governance"</i> section   |
| <b>How do I apply for Bonds?</b>                             | Details on how to apply for the Bonds are set out in Section 4 ( <i>"How to Apply for the Bonds")</i> .  | Section 4 ( <i>"How to Apply for the Bonds")</i> )   |
| <b>What if I have further queries?</b>                       | If you are unclear in relation to any matter, or uncertain if the Bonds are a suitable investment, you should seek professional advice from your broker, solicitor, accountant or other independent financial adviser before deciding whether to invest.   | N/A  |

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# 4

## HOW TO APPLY FOR THE BONDS

**The following section sets out what you must do if you wish to apply for any Bonds.**

## HOW TO APPLY FOR THE BONDS

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| <p><b>How and on what terms will Bonds be allocated to me?</b></p>  | <p>Applications to purchase the Bonds cannot be made directly to the Issuer. Bonds will be issued to you in accordance with the arrangements in place between you and your stockbroker or other financial intermediary (such person, a "<b>Financial Intermediary</b>"), including as to application process, allocations, payment and delivery arrangements. You should approach your Financial Intermediary to discuss any application arrangements that may be available to you.</p> <p>It is important to note that none of the Issuer, the Charity, the Servicer, the Manager or the Trustee is party to such arrangements between you and the relevant Financial Intermediary. You must therefore obtain this information from the relevant Financial Intermediary. Because they are not party to the dealings you may have with the Financial Intermediary, the Issuer, the Charity, the Servicer, the Manager and the Trustee will have no responsibility to you for any information provided to you by the Financial Intermediary.</p> <p>When considering allocation of the new Bonds, the Manager, on behalf of the Issuer, may give preference to holders of the Issuer's outstanding 4.25 per cent. Bonds due 30 March 2026 secured on a loan to the Charity who have validly tendered or have indicated a firm intention to tender their bonds for purchase by the Charity pursuant to the Charity's offer to purchase such bonds, as announced by the Issuer on the date of this Prospectus (the "<b>Tender Offer</b>").</p> <p><b>You may not be allocated all of the Bonds for which you apply.</b></p> |
| <p><b>What is the issue price of the Bonds?</b></p>   | <p>The Bonds will be issued at the issue price of 97.0 per cent. (the "<b>Issue Price</b>"). Any investor intending to acquire any Bonds from a Financial Intermediary will do so at the Issue Price (this means that an investor acquiring £500 in principal amount of Bonds from a Financial Intermediary would be expected to pay £485 for such Bonds) subject to and in accordance with any terms and other arrangements in place between such Financial Intermediary and such investor, including as to price, allocations and settlement arrangements. Neither the Issuer nor (unless acting as a Financial Intermediary in that capacity) the Manager is party to such arrangements with investors and accordingly investors must obtain such information from the relevant Financial Intermediary. Neither the Issuer nor (unless acting as a Financial Intermediary in that capacity) the Manager has any responsibility to an investor for such information. See "<i>What is the amount of any expenses and taxes specifically that will be charged to me?</i>" below for further information.</p>   |
| <p><b>How and when must I pay for my allocation and when will that allocation be delivered to me?</b></p> | <p>You will be notified by the relevant Financial Intermediary of your allocation of Bonds and the arrangements for the Bonds to be delivered to you in return for payment.</p>  |

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| <p><b>When can Financial Intermediaries offer the Bonds for sale?</b></p>   | <p>An offer of the Bonds may be made by the Manager and any Financial Intermediary in the United Kingdom, Guernsey, Jersey and/or the Isle of Man during the period from 20 February 2026 to 4.00 p.m. (London time) on 18 March 2026, or such other time and date as agreed between the Issuer and the Manager and announced via a regulatory information service (which is expected to be the Regulatory News Service operated by the London Stock Exchange) (the "<b>Offer Period</b>").</p>  |
| <p><b>Is the offer of the Bonds conditional on anything else?</b></p>   | <p>The issue of Bonds is conditional upon (i) a subscription agreement being signed by the Issuer and the Manager on or about 20 March 2026 (the "<b>Subscription Agreement</b>"), (ii) a commitment agreement being signed by the Issuer, the Manager, the Servicer and the Charity on or about 20 March 2026; (iii) the Loan Agreement to be dated the date of issue of the Bonds being signed by the Issuer and the Charity; and (iv) the outcome of the Tender Offer. The Subscription Agreement will include certain conditions customary for transactions of this type (including the issue of the Bonds and the delivery of legal opinions and comfort letters in a form satisfactory to the Manager). If the outcome of the Tender Offer is such that no Bonds will be issued, this will be announced in the Issue Size Announcement.</p> <p>In accordance with Schedule 1, Part 1, paragraph 6 of the POATRs, the offer of the Bonds is conditional on the admission of the Bonds to the official list of the FCA and to the London Stock Exchange's main market.</p> |
| <p><b>Is it possible that I may not be issued with the number of Bonds I apply for? Will I be refunded for any excess amounts paid?</b></p> | <p>You may not be allocated all of the Bonds for which you apply. This might happen for example if the total amount of orders for the Bonds exceeds the aggregate principal amount of Bonds ultimately issued. In addition, when considering allocation of the new Bonds, the Manager, on behalf of the Issuer, may give preference to holders of the Issuer's outstanding 4.25 per cent. Bonds due 30 March 2026 secured on a loan to the Charity who have validly tendered or have indicated a firm intention to tender their bonds for purchase by the Charity pursuant to the Tender Offer. There will be no refund as you will not be required to pay for any Bonds until any application for Bonds has been accepted and the Bonds have been allocated to you.</p>   |
| <p><b>Is there a minimum or maximum amount of Bonds that I can apply for?</b></p>   | <p>The minimum application amount for each investor is £500. There is no maximum amount of application.</p>  |
| <p><b>How and when will the results of the offer of the Bonds be made public?</b></p>   | <p>The results of the offer of the Bonds (including details of the aggregate principal amount of Retained Bonds (if any)) will be made public in the Issue Size Announcement, which will be published prior to the Issue Date. The Issue Size Announcement is currently expected to be made on or around 18 March 2026. If the outcome of the Tender Offer is such that no Bonds will be issued, this will also be announced in the Issue Size Announcement.</p>   |
| <p><b>Who can apply for the Bonds? Have any Bonds been reserved for certain countries?</b></p>  | <p>Subject to certain exceptions, Bonds may only be offered in the United Kingdom, Guernsey, Jersey and/or the Isle of Man during the Offer Period. No Bonds have been reserved for certain countries.</p>   |

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| <b>When and how will I be told of how many Bonds have been allotted to me?</b>   | You will be notified by the relevant Financial Intermediary of your allocation of Bonds in accordance with the arrangements in place between you and the Financial Intermediary.   |
| <b>Have any steps been taken to allow dealings in the Bonds before investors are told how many Bonds have been allotted to them?</b> | No steps have been taken to allow the Bonds to be traded before informing you of your allocation of Bonds.   |
| <b>What is the amount of any expenses and taxes specifically that will be charged to me?</b>   | <p>The Issuer will not charge you any expenses.</p> <p>A Financial Intermediary may charge you expenses. However, these are beyond the control of the Issuer and are not set by the Issuer. The Issuer estimates that, in connection with the sale of Bonds to you, the expenses charged to you by one of the Financial Intermediaries listed below will be between 1 per cent. and 7 per cent. of the aggregate principal amount of the Bonds sold to you.</p>  |
| <b>What are the names and addresses of those distributing the Bonds?</b>   | <p>As of the date of this Prospectus, the Financial Intermediaries listed below have each been appointed by the Issuer and the Manager to offer and distribute the Bonds in the United Kingdom, Guernsey, Jersey and/or the Isle of Man during the Offer Period:</p> <p>Allia C&amp;C Ltd<br/> Cheyne House Crown Court<br/> 62-63 Cheapside<br/> London EC2V 6AX</p> <p>AJ Bell Securities Limited<br/> 4 Exchange Quay<br/> Salford Quays<br/> Manchester<br/> M5 3EE</p> <p>Interactive Investor Services Limited<br/> 201 Deansgate<br/> Manchester<br/> M3 3NW</p> <p>Redmayne (Nominees) Limited<br/> 3 Wellington Place<br/> Leeds<br/> LS1 4AP</p> |
|  | Other Financial Intermediaries may make an offer of the Bonds (in the jurisdictions described above only) during the Offer Period on the basis of and so long as they comply with the conditions described in Section 10 ( <i>"Important Legal Information – Financial Intermediaries"</i> ).  |
| <b>Will a registered market-maker be appointed?</b>  | Market-making means that a person will quote prices for buying and selling the Bonds during trading hours. Whilst one or more institutions may act as market-makers in respect of the Bonds, there is no obligation on the Issuer to   |

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|  | ensure a registered market-maker is appointed in respect of the Bonds at any time. |
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# 5

## TAXATION

**If you are considering applying for Bonds, it is important that you understand the taxation consequences of investing in the Bonds. You should read this section and discuss the taxation consequences with your tax adviser, financial adviser or other professional adviser before deciding whether to invest.**

# TAXATION

**Tax legislation, including in the country where you are domiciled or tax resident and in the Issuer's country of incorporation, may have an impact on the income that you receive from the Bonds.**

## United Kingdom Taxation

The following applies only to persons who are the beneficial owners of Bonds and is a summary of the Issuer's understanding of current United Kingdom law and published HMRC practice (which may not be binding on HMRC) relating to certain aspects of United Kingdom taxation relating to the Bonds and is of a general nature and not intended to be exhaustive. References to "interest" refer to interest as that term is understood for United Kingdom tax purposes. Some aspects may not apply to certain classes of persons (such as dealers and persons connected with the Issuer), to whom special rules may apply. The United Kingdom tax treatment of prospective Bondholders depends on their individual circumstances and may be subject to change in the future. Prospective Bondholders 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.

References to "**Bondholders**" in this section entitled "*United Kingdom Taxation*" should be taken to include references to holders of CDIs. The statements below assume that the holders of CDIs are, for United Kingdom tax purposes, absolutely beneficially entitled to the Bonds and to any payments on the Bonds.

### A. Interest on the Bonds

#### *Payment of interest on the Bonds*

Payments of interest on the Bonds may be made without deduction of or withholding on account of United Kingdom income tax provided that the Bonds carry a right to interest and the Bonds are and continue to be "listed on a recognised stock exchange" within the meaning of section 1005 of the Income Tax Act 2007. The London Stock Exchange is a recognised stock exchange. Bonds will be treated as listed on the London Stock Exchange if they are included in the Official List (within the meaning of and in accordance with the provisions of Part 6 of the Financial Services and Markets Act 2000) and admitted to trading on the London Stock Exchange. Provided, therefore, that the Bonds carry a right to interest and are and remain so listed on a "recognised stock exchange", interest on the Bonds will be payable without withholding or deduction on account of United Kingdom tax.

In other cases, an amount must generally be withheld from payments of interest on the Bonds that have 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. From April 2027, provisions in the Finance Bill 2026 first published on 4 December 2025 provide that the rate of withholding will be equal to a new savings basic rate of income tax of 22 per cent. However, where a double tax treaty applicable to a Bondholder provides for a lower rate of withholding tax (or for no tax to be withheld), HMRC can issue a notice to the Issuer to pay interest to the Bondholder without deduction of tax (or for interest to be paid with tax deducted at the rate provided for in the relevant double tax treaty).

Interest with a United Kingdom source received without deduction or withholding on account of United Kingdom tax will not be chargeable to United Kingdom tax in the hands of a Bondholder (other than certain trustees) who is not resident for tax purposes in the United Kingdom unless that Bondholder carries on a trade, profession or vocation in the United Kingdom through a United Kingdom branch or agency in connection with which the interest is received or to which the Bonds are attributable (and where that Bondholder is a company, unless that Bondholder carries on a trade in the United Kingdom through a permanent establishment in the United Kingdom in connection with which the interest is received or to which the Bonds are attributable). There are exemptions for interest received by certain categories of agent (such as some brokers and investment managers). The provisions of an applicable double taxation treaty may also be relevant for such Bondholders.

## **B. United Kingdom Corporation Tax Payers**

In general, Bondholders which are within the charge to United Kingdom corporation tax (including, for non-United Kingdom resident Bondholders, where Bonds are acquired or held for the purposes of a trade carried on in the United Kingdom through a permanent establishment in the United Kingdom) will be charged to tax as income on all returns, profits or gains on, and fluctuations in value of, the Bonds (whether attributable to currency fluctuations or otherwise) broadly in accordance with their U.K. GAAP or IFRS accounting treatment.

## **C. Other United Kingdom Tax Payers**

### *Taxation of Interest*

Bondholders who are individuals (and certain trustees) and are resident for tax purposes in the United Kingdom or who carry on a trade, profession or vocation in the United Kingdom through a branch or agency to which the Bonds are attributable will generally be liable to United Kingdom tax on the amount of any interest received in respect of the Bonds.

### *Taxation of Chargeable Gains*

The Bonds will constitute "qualifying corporate bonds" within the meaning of section 117 of the Taxation of Chargeable Gains Act 1992. Accordingly, a disposal by a Bondholder of a Bond will not give rise to a chargeable gain or an allowable loss for the purposes of the United Kingdom taxation of chargeable gains.

### *Accrued Income Scheme*

On a disposal of Bonds by a Bondholder, any interest which has accrued since the last interest payment date may be chargeable to tax as income under the rules of the accrued income scheme as set out in Part 12 of the Income Tax Act 2007, if that Bondholder is resident in the United Kingdom or carries on a trade in the United Kingdom through a branch or agency to which the Bonds are attributable.

The Bonds may constitute variable-rate securities for the purposes of the accrued income scheme. Under the accrued income scheme on a disposal of Bonds by a Bondholder who is resident in the United Kingdom or carries on a trade in the United Kingdom through a branch or agency to which the Bonds are attributable the Bondholder may be charged to income tax on an amount of income which is just and reasonable in the circumstances. The purchaser of such a Bond will not be entitled to any equivalent tax credit under the accrued income scheme to set against any actual interest received by the purchaser in respect of the Bonds (which may therefore be taxable in full).

### *Taxation of discount*

Notwithstanding the paragraph entitled "*Taxation of Chargeable Gains*" above, the Bonds will constitute "deeply discounted securities" for the purposes of Chapter 8 of Part 4 Income Tax (Trading and Other Income) Act 2005. Therefore, any gain realised on redemption or transfer of the Bond by a Bondholder who is within the charge to United Kingdom income tax in respect of the Bonds will generally be taxable as income but such Bondholder will not be able to claim relief from income tax in respect of costs incurred on the acquisition, transfer or redemption, or losses incurred on the transfer or redemption, of the Bonds.

### *Individual Savings Accounts*

The Bonds will be qualifying investments for the stocks and shares component of an account (an "ISA") under the Individual Savings Account Regulations 1998 (the "**ISA Regulations**") provided that: (i) at the time the Bonds are first held in the account, the Bonds are; and (ii) the Bonds remain, listed on the official list of a recognised stock exchange within the meaning of section 1005 of the Income Tax Act 2007. The London Stock Exchange is a recognised stock exchange for these purposes. Individual Bondholders who acquire or hold their Bonds through

an ISA and who satisfy the requirements for tax exemption in the ISA Regulations will not be subject to United Kingdom tax on interest or other amounts received in respect of the Bonds, provided that the ISA otherwise satisfies the requirements for tax exemption in the ISA Regulations.

The current overall yearly subscription limit for an ISA (except for a "Junior" and "Lifetime" ISA) is £20,000 (which may be split between a cash ISA and a stocks and shares ISA).

The opportunity to invest in Bonds through an ISA is restricted to individuals. Individuals wishing to purchase the Bonds through an ISA should contact their professional advisers regarding their eligibility.

#### **D. Stamp Duty and Stamp Duty Reserve Tax (SDRT)**

No United Kingdom stamp duty or SDRT is payable on the issue of the Bonds or on a transfer of the Bonds.

#### **E. US 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" 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. 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 under current law. Certain aspects of the application of FATCA and IGAs to instruments such as the Bonds, including whether withholding would ever be required pursuant to FATCA or an IGA with respect to foreign passthru payments on instruments such as the Bonds, are uncertain and may be subject to change. Even if withholding would be required pursuant to FATCA or an IGA with respect to foreign passthru payments on instruments such as the Bonds, such withholding would not apply prior to the date that is two years after the date on which final regulations defining foreign passthru payments are published. Holders should consult their own tax advisors regarding how these rules may apply to their investment in the Bonds. In the event any withholding would be required pursuant to FATCA or an IGA with respect to payments on the Bonds, no person will be required to pay additional amounts as a result of the withholding.

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# 6

## DESCRIPTION OF THE ISSUER

**This section sets out certain information about the Issuer.**

## DESCRIPTION OF THE ISSUER

### Incorporation and Status

The Issuer is a public limited company incorporated in England and Wales with registered number 8940313 on 14 March 2014 under the Companies Act 2006. The Issuer changed its name on 10 September 2021 from Retail Charity Bonds PLC to RCB Bonds PLC.

The registered address of the Issuer is Future Business Centre, King's Hedges Road, Cambridge CB4 2HY. The telephone number of its registered address is 01223 781200. The website of the Issuer is <https://rcb-bonds.com>. The Issuer has no subsidiaries.

### Principal Activities of the Issuer

The Issuer is a special purpose entity established by Allia Ltd, a UK charity and specialist in impact finance, for the purpose of issuing asset-backed securities. Its principal activities and corporate objects are limited to issuing debt securities and using the proceeds thereof to make or acquire loans to charities and ethical companies in the UK for the purpose of promoting positive social and/or environmental impact and to doing all such other things as are incidental or conducive to the attainment of these objects. The Issuer will not engage in any activities which are not related to the issue of bonds.

In order to perform such activities, the Issuer has entered into a services agreement (the "**Services Agreement**") with the Manager to provide loan origination services and with the Servicer to provide loan management and corporate administration services (as to which investors should refer to "*Description of the Servicer*" below).

The Issuer was established as an issuing vehicle whose objects (which were most recently amended on 24 September 2021) are described above. The Issuer is not itself a charity.

The Issuer is registered with the Financial Conduct Authority in accordance with the Money Laundering Regulations 2007.

### Directors

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

| <b>Name</b>             | <b>Other Principal Activities</b>   |
|-------------------------|---|
| John Tattersall CBE LVO | John Tattersall is Chairman of the board of UK Asset Resolution Limited. He is a former senior client relationship partner at PwC and leader of its financial services regulatory practice. He is also a trustee of two charities and a former Chair of a further three charities, as well as having been a trustee of a number of other charities. He is a former Chair of UBS Limited, and a former non-executive director of various other financial services companies. He is a non-stipendiary priest in the Church of England and an Honorary Canon of Christ Church Cathedral in Oxford. He was appointed a Lieutenant of the Royal Victorian Order by Her Majesty The Queen in 2021 in recognition of his service as Chair of the Royal Foundation of St Katharine. He was made a CBE in the New Year's Honours List 2023 for services to the financial sector. |
| Clare Bates             | Clare Bates is the Chief People Officer and General Counsel of Vistry Group plc. Vistry Group is a FTSE250 company that works in partnership with housing associations, local authorities and other   |

**Name****Other Principal Activities**

partners to build sustainable new homes and communities under the brands Bovis Homes, Linden Homes, Countryside Homes and Countryside Partnerships. Prior to Vistry, Clare was the Deputy General Counsel and Company Secretary of ConvaTec Group plc, a FTSE100 provider of medical devices and healthcare solutions for people living with chronic conditions. Clare is a qualified solicitor.

Ian Coleman

Ian Coleman is currently a non-executive director or consultant to organisations in the banking, professional services, and health sectors. He consults on business strategy, financial management, corporate transactions and restructurings, and business valuations (including undertaking expert witness work). By background he is an international business leader having led the global development of PricewaterhouseCoopers' Valuation & Strategy practice for over eight years. Prior to joining PwC Ian worked as an investment manager at 3i, a venture capital firm.

Tim Jones

Tim Jones was Chief Executive of the Allia Group for 17 years from 2002 to 2019 and is now Chairman of Allia Ltd and Allia C&C Ltd. He is also Chairman of Carr's Group plc. Tim is a Member of the Chartered Institute for Securities and Investments (MCSI) and an Associate of the Chartered Insurance Institute (ACII).

Naomi Roper

Naomi Roper is a partner and the Head of Banking within Capsticks based in London. Naomi specialises in social housing finance where she has decades of experience acting for borrowers and lenders in the social housing sector. Naomi is an ESG specialist working in the fields of green, social and sustainable finance and impact measurement. Naomi provides advice on green loans, social loans and sustainability linked loans and bonds. She can provide guidance and bespoke training on non-financial reporting and ESG readiness, Naomi is a valued speaker on the topics of ESG and green, social and sustainable finance. She was part of the original working group for the Sustainability Reporting Standard for UK Social Housing and most recently she was part of the working group developing the LMA's Sustainability Linked Loan Principles for Real Estate Finance. Naomi sits on the City of London Law Society's ESG Committee.

Philip Wright

Philip Wright is a director of Allia Limited and a non-executive director of EuroEyes Limited, a quoted Hong Kong company specialising in laser eye and lens surgery and operating in Germany, the People's Republic of China and Denmark.

The business address of each of the directors is Future Business Centre, King's Hedges Road, Cambridge CB4 2HY.

The secretary of the Issuer is Allia Bond Services Limited. The business address of the secretary of the Issuer is Future Business Centre, King's Hedges Road, Cambridge CB4 2HY.

There are no potential conflicts of interest between any duties to the Issuer of the directors of the Issuer and their private interests and/or other duties except as described in the paragraph below.

Tim Jones is a director of the Manager and of Allia Ltd, and Philip Wright is a director of Allia Ltd. Allia Ltd is a shareholder in the Issuer (see below for details) and a majority shareholder in the Manager, which is the sole shareholder in the Servicer. Accordingly, to manage any conflicts of interest neither Tim Jones nor Philip Wright will vote as directors of the Issuer in relation to any matters that concern the Issuer's relationship with the Servicer. The directors of the Issuer do not receive any remuneration in respect of their role as directors of the Issuer.

The directors have delegated certain of their powers, authorities and discretions to the following committees:

- (i) a nomination committee which will consider the appointment of directors of the Issuer and make recommendations to the board;
- (ii) a review committee which will consider and recommend to the board, potential transactions that the Issuer may enter into; and
- (iii) an audit committee which will consider matters in relation to any audit of the Issuer and the appointment of external auditors and make recommendations to the board.

No recourse under any obligation, covenant or agreement of the Issuer under the Bonds shall be made against any director or member of the Issuer as such, it being understood that the obligations of the Issuer under the Bonds are corporate obligations of the Issuer, and no personal liability shall attach to, or be incurred by, the directors or members of the Issuer as such, under or by reason of any such obligations, covenants and agreements of the Issuer.

### **Share Capital and Major Shareholders**

The entire issued share capital of the Issuer comprises 50,001 ordinary shares of £1 each, all of which are paid up to a total value of £12,501.

The entire issued share capital of the Issuer is held by:

- (i) RC Bond Holdings Limited, a private limited company incorporated in England and Wales whose registered address is at Future Business Centre, King's Hedges Road, Cambridge, CB4 2HY and with company number 08936422, which holds 50,000 ordinary shares; and
- (ii) Allia Ltd, a community benefit society registered under the Co-operative and Community Benefit Societies Act 2014, whose registered address is at Future Business Centre, King's Hedges Road, Cambridge, CB4 2HY and with registered number 28861R which holds one ordinary share designated as a special share (the "**Special Share**").

In respect of any resolution proposed in relation to any alteration in the articles of association of the Issuer (which includes any alteration to the corporate objects set out under "*Principal Activities of the Issuer*" above), the holder of the Special Share is entitled to cast such number of votes as is necessary to defeat the resolution and, in the event that the holder of the Special Share has not voted in respect of any such resolution, such resolution will be deemed not to have been passed. The holder of the Special Share shall not be entitled to vote in relation to any matter other than a proposed alteration in the articles of association of the Issuer.

### **Operations**

On 29 July 2014, the Issuer issued £11,000,000 4.375% Bonds due 2021, secured on a loan to Golden Lane Housing Ltd (a wholly owned subsidiary of the Royal Mencap Society), which were redeemed on 29 July 2021. On 30 April 2015, the Issuer issued £27,000,000 4.4% Bonds due 2025, secured on a loan to Hightown Housing Association Limited (formerly known as Hightown Praetorian & Churches Housing Association Limited), which were redeemed on 30 April 2025. On 12 April 2016, the Issuer issued £30,000,000 5.00% Bonds due 2026 (including Retained Bonds), secured on a loan to Charities Aid Foundation. On 30 March 2017, the Issuer issued £50,000,000 4.25% Bonds due 2026 (including Retained Bonds), secured on a loan to Greensleeves Homes Trust.

On 6 July 2017, the Issuer issued £45,000,000 4.25% Bonds due 2026 (including Retained Bonds), secured on a loan to The Dolphin Square Charitable Foundation. On 31 October 2017, the Issuer issued £38,000,000 4% Bonds due 2027 (including Retained Bonds), secured on a loan to Hightown Housing Association Limited. On 23 November 2017, the Issuer issued £18,000,000 3.9% Bonds due 23 November 2027 (including Retained Bonds), secured on a loan to Golden Lane Housing Ltd (a wholly owned subsidiary of the Royal Mencap Society). On 20 June 2018, the Issuer issued £50,000,000 4.5% Bonds due 20 June 2026 (including Retained Bonds), secured on a loan to Belong Limited. On 27 March 2020, the Issuer issued £18,000,000 5.00 per cent. Bonds due 27 March 2030 (including Retained Bonds), secured on a loan to The Alnwick Garden Trust. On 17 December 2020, the Issuer issued £25,000,000 5.00 per cent. Bonds due 17 December 2030 (including Retained Bonds), secured on a loan to Greensleeves Homes Trust. On 22 July 2021, the Issuer issued £15,000,000 3.25 per cent. Social Bonds due 22 July 2031 (including Retained Bonds), secured on a loan to Golden Lane Housing Ltd. On 8 December 2021, the Issuer issued £50,000,000 3.5 per cent. Bonds due 8 December 2031 (including Retained Bonds), secured on a loan to Charities Aid Foundation. On 7 March 2023, the Issuer issued £20,000,000 6.25 per cent. Bonds due 7 March 2029 (including Retained Bonds), secured on a loan to The Royal Masonic Benevolent Institution Care Company. On 7 July 2025, the Issuer issued £40,000,000 7.50 per cent. Social Bonds due 7 July 2030 (including Retained Bonds), secured on a loan to Belong Limited.

There have been no material changes in the Issuer's borrowing and funding structure since 31 August 2025.

The Issuer's audited financial statements for the years ended 31 August 2024 and 31 August 2025 have been filed with the Financial Conduct Authority and are incorporated by reference in this Prospectus. See Section 11 ("*Documents Incorporated by Reference*"). Copies of the Issuer's financial statements can be viewed electronically and free of charge on the website of the Issuer (<https://rcb-bonds.com/documents>).

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# 7

## DESCRIPTION OF THE SERVICER

**This section sets out information about the Servicer.**

## DESCRIPTION OF THE SERVICER

The Issuer has contracted with Allia Bond Services Limited (the "**Servicer**"), to provide certain services in relation to the Loan and the Bonds. These services include, in particular, liaising with the Charity (on the Issuer's behalf) to ensure the Charity is aware of its obligations under the Loan Agreement to be dated the date of issue of the Bonds and administering correspondence received from the Charity. A summary of the duties of the Servicer is set out below. The Issuer cannot perform these functions itself because it does not have any employees and therefore contracts with the Servicer to perform them on its behalf. Investors should refer to Section 1 ("*Risk Factors – Factors that may affect the Issuer's ability to fulfil its obligations under the Bonds - The Issuer's reliance on the Servicer*") for further information.

The Servicer is a private limited company incorporated under the laws of England and Wales with company number 09033937 whose registered office is at Future Business Centre, King's Hedges Road, Cambridge, United Kingdom, CB4 2HY. It is a wholly owned subsidiary of the Manager, which itself is a subsidiary of Allia Ltd, a charitable community benefit society registered under the Co-operative and Community Benefit Societies Act 2014 (registered number 28861R).

### Duties of the Servicer

The duties that the Servicer has agreed to perform are set out in a Services Agreement entered into between the Issuer and the Servicer. These services include, among others:

- a) management of the Issuer's bank accounts including effecting payments from and to the Series Charged Account (which includes payments of principal and interest due on the Bonds) and the unsecured Expense Reserve Account (as set out in more detail below);
- b) monitoring and recording all receipts of funds into the Issuer's bank accounts;
- c) at a prudent time prior to any scheduled payment date for amounts due to the Issuer, liaising with the Charity to ensure it is aware of its payment obligations under the Loan Agreement and to confirm receipt of the relevant funds to the Issuer to the extent such funds are received on or before their due date;
- d) notifying the Issuer, the registrar, the agent and the Trustee of (i) any unpaid interest and/or (ii) any early repayment in respect of the Loan Agreement;
- e) to the extent the Servicer receives any correspondence from the Charity in accordance with the Loan Agreement (including any compliance certificate, notices of prepayment, annual statements of social and/or environmental impact and notices of the occurrence of an event of default under the Loan Agreement), forward such correspondence as soon as practicable upon receipt to the Issuer and, to the extent the Issuer is so required, to the Trustee on behalf of the Issuer (investors should note, however, that the Servicer has no obligation to take any enforcement action in relation to the loan, as to which see Section 1 ("*Risk Factors – Risks relating to the particular structure and nature of the Bonds – The Servicer is under no obligation to take enforcement action in relation to the Loan Agreement*"));
- f) publishing any information required to be delivered to the Issuer by the Charity pursuant to the terms of the Loan Agreement on the relevant section of the investor website of the Issuer;
- g) promptly giving notice in writing to the Issuer and the Trustee of the occurrence of any default under a Loan Agreement upon becoming aware thereof and serving loan default notices on the Charity; and
- h) certain additional corporate administration services ancillary to the Issuer's activities (including, for example, in relation to the audit and tax affairs of the Issuer and the management of external marketing communications on behalf of the Issuer).

## **Management of Issuer Accounts**

The Servicer has agreed to operate the bank accounts of the Issuer pursuant to the Services Agreement. The relevant bank accounts have been opened by National Westminster Bank plc (the "**Account Bank**"), a company registered in England with company number 00929027 whose registered office is at 135 Bishopsgate, London EC2M 3UR, pursuant to the terms of an Account Agreement dated 26 June 2014 between the Issuer, the Account Bank, the Servicer and the Trustee. The Services Agreement contains certain detailed provisions as to the amounts that can be paid into, and out of, the Issuer's bank accounts as summarised below:

### **Series Charged Account**

The Series Charged Account is secured in favour of the Trustee (pursuant to the trust deed dated 26 June 2014 as supplemented from time to time) and is specific to the Bonds. The Series Charged Account is the account into which the proceeds of the Bonds (before being paid to the Charity) and payments of interest and principal received by the Issuer from the Charity are credited. Following receipt from the Charity, payments of principal and interest due on the Bonds are, in turn, made from the Series Charged Account by the Servicer in accordance with the order of priorities set out in Condition 6 ("*Order of Payments*") in Appendix B ("*Terms and Conditions of the Bonds*"). Investors should refer to Section 1 ("*Risk Factors – Risks relating to the particular structure and nature of the Bonds – Investors in the Bonds will have limited recourse to the assets of the Issuer in the event that it fails to make any payments on the Bonds and, further, the rights of enforcement for investors are limited, including that there are restrictions on the ability of investors to petition for bankruptcy of the Issuer*").

### **Expense Reserve Account**

The Expense Reserve Account is not secured in favour of the Trustee (and neither the holders of the Bonds nor any other secured party has the benefit of it) and is a general reserve available to meet the general expenses of the Issuer. This account is funded by payments of arrangement fees by each relevant borrower (such as the Charity) on each relevant issue date of bonds by the Issuer and on each interest payment date of each series of bonds (other than the last interest payment date) under each relevant loan agreement entered into between the Issuer and the relevant borrower. Neither the holders of the Bonds nor any other secured party has any recourse to the balance standing to the credit of this account. The Services Agreement contains detailed provisions governing the amounts that may be paid out of this account by the Servicer, these include the following:

- a) fees and expenses in relation to a particular series of bonds that are payable on the issue date of such series;
- b) periodic expenses of the Issuer including, for example, trustee fees, agent fees and listing fees;
- c) an amount representing the Issuer's retained profit into the Issuer profit account;
- d) tax payable by the Issuer;
- e) companies registrar fees and expenses;
- f) amounts due in respect of certain professional services provided to the Issuer; and
- g) fees payable to the Servicer.

### **Remuneration**

The Servicer shall be paid a fee as agreed between it and the Issuer.

## **Resignation and removal of the Servicer**

The Servicer may resign at any time by giving at least 60 days' written notice to the Issuer.

The Servicer may be removed by the Issuer, giving reasons for such removal at any time forthwith by notice in writing from the Issuer if the Servicer:

- a) commits any material breach of the Services Agreement which is either incapable of remedy or has not been remedied within 30 days of the earlier of (i) the Issuer serving notice upon the Servicer requiring it to remedy the same; and (ii) the Servicer becoming aware of the breach;
- b) files a petition in bankruptcy or makes an assignment for the benefit of its creditors;
- c) is unable to pay or meet its debts as they fall due or suspend payment of its debts;
- d) consents to the appointment of an insolvency official or it enters an insolvency process; or
- e) ceases to carry on its business.

Any such resignation or removal shall only take effect upon the appointment by the Issuer of a successor Servicer, provided that (in the case of a resignation of the Servicer) if a successor is not appointed by the day falling 10 days prior to the expiry of any notice of resignation or (in the case of a removal of a Servicer) if a successor is not appointed by the day falling 60 days after the Issuer giving notice to remove the Servicer, the Servicer shall be entitled, on behalf of the Issuer, to appoint in its place a successor Servicer which is required to be a reputable institution of good standing.

Investors should refer to Section 1 ("*Risk Factors – Factors that may affect the Issuer's ability to fulfil its obligations under the Bonds – The Issuer's reliance on the Servicer*") for further information.

## **Delegation**

The Servicer may not delegate to any third party the performance of all or any part of its obligations under the Services Agreement without the prior written consent of the Issuer. Subject to the Servicer's limitation of liability (see "*Limitation of liability of the Servicer*" below) the Servicer shall be liable to the Issuer for all matters so delegated and for the acts and omissions of any such third party or delegate.

## **Limitation of liability of the Servicer**

The Servicer acts as the Issuer's agent in performing the functions set out above. The Services Agreement therefore provides that the Servicer is not liable for any liabilities suffered by the Issuer arising out of the performance by the Servicer (and/or its directors, officers, employees or agents) of its responsibilities under the Services Agreement except for such losses and/or damages resulting from fraud, negligence, wilful default and/or bad faith on the part of the Servicer (and/or its directors, officers, employees or agents) in the performance of its responsibilities under the Services Agreement.

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# 8

## SUBSCRIPTION AND SALE

**This section sets out certain information with respect to the initial issue and distribution of the Bonds, including certain information with respect to the offer of the Bonds.**

## SUBSCRIPTION AND SALE

Under the Subscription Agreement expected to be dated on or about 20 March 2026, the Manager is expected to agree to procure subscribers for the Bonds (other than any Retained Bonds) at the issue price of 97.0 per cent. of the principal amount of the Bonds, less arrangement, management and applicable distribution fees. The Manager will receive fees of 0.50 per cent. of the principal amount of the Bonds (other than any Retained Bonds). Financial Intermediaries appointed by the Issuer and the Manager are also eligible to receive a distribution fee of up to 0.25 per cent. of the principal amount of the Bonds (other than any Retained Bonds) allotted to them (payable out of the fee paid to the Manager). The Issuer will also reimburse the Manager in respect of certain of its expenses, and is expected to agree to indemnify the Manager against certain liabilities incurred in connection with the issue of the Bonds. The Subscription Agreement may be terminated in certain circumstances prior to payment to the Issuer. The issue of the Bonds will not be underwritten by the Manager or any other person.

The Subscription Agreement may be terminated in certain circumstances prior to payment of the issue price to the Issuer.

### **Selling Restrictions**

#### *United States*

The Bonds have not been and will not be registered under the Securities Act and may not be offered or sold within the United States or to, or for the account or benefit of, US persons except in certain transactions exempt from 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.

Until 40 days after the commencement of the offering of the Bonds, an offer or sale of the Bonds 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.

#### *European Economic Area*

The Manager has represented and agreed that it has not made and will not make an offer of any Bonds to the public in any Member State of the European Economic Area.

For the purposes of this provision: the expression an "**offer of Bonds to the public**" in any Member State of the European Economic Area means the communication in any form and by any means of sufficient information on the terms of the offer and the Bonds to be offered so as to enable an investor to decide to purchase or subscribe for the Bonds.

#### *United Kingdom*

The Manager has represented and agreed that it has not made and will not make an offer of any Bonds to the public in the United Kingdom, except that it may, during the period from 20 February 2026 to 4.00 p.m. (London time) on 18 March 2026 and on the basis of this Prospectus, make an offer of the Bonds to the public in the United Kingdom following the date of publication of this Prospectus.

For the purposes of this provision: the expression an "**offer of Bonds to the public**" in the United Kingdom means the communication in any form and by any means of sufficient information on the terms of the offer and the Bonds to be offered so as to enable an investor to decide to purchase or subscribe for the Bonds.

The Manager has also represented and agreed that:

- (a) 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 Financial Services and Markets Act 2000 ("FSMA")) received by it in connection with the issue or sale of the Bonds in circumstances in which Section 21(1) of the FSMA does not apply to the Issuer; and
- (b) it has complied and will comply with all applicable provisions of the FSMA with respect to anything done by it in relation to any Bonds in, from or otherwise involving the United Kingdom.

### ***Jersey***

The Manager has represented and agreed that it complies, and will comply, with all applicable laws, orders and regulations in Jersey in connection with the offer of any Bonds and any advertising or promotion thereof including, without limitation, the Financial Services (Jersey) Law 1998 and the Financial Services (Advertising) (Jersey) Order 2008.

### ***Guernsey***

The Manager has represented and agreed that:

- (a) the Prospectus Rules 2018 issued by the Guernsey Financial Services Commission ("GFSC") do not apply to this Prospectus and, accordingly, this Prospectus has not been, nor is required to be, submitted to or approved or authorised by the GFSC for circulation in Guernsey;
- (b) the Bonds cannot be promoted, marketed, offered or sold in or from within the Bailiwick of Guernsey other than in compliance with the licensing requirements of the Protection of Investors (Bailiwick of Guernsey) Law 1987, as amended (the "POI Law"), and the regulations enacted thereunder, or any exemption therefrom; and
- (c) this Prospectus may not be distributed or circulated, directly or indirectly, to any persons in the Bailiwick of Guernsey other than:
  - (i) by a person licensed to do so under the terms of the POI Law; or
  - (ii) to those persons regulated by the Guernsey Financial Services Commission as licensees under the POI Law, the Banking Supervision (Bailiwick of Guernsey) Law 1994, as amended, the Insurance Business (Bailiwick of Guernsey) Law 2002, as amended, the Insurance Managers and Insurance Intermediaries (Bailiwick of Guernsey) Law 2002, as amended, or the Regulation of Fiduciaries, Administration Business and Company Directors etc (Bailiwick of Guernsey) Law 2000, as amended; and
  - (iii) the requirements set out in section 29(cc) of the POI Law in respect of (c)(ii) above have been complied with.

### ***Isle of Man***

The Manager has represented and agreed that the Bonds cannot be marketed, offered or sold in, or to persons resident in, the Isle of Man, other than in compliance with the licensing requirements of the Isle of Man Financial Services Act 2008 (as amended) or in accordance with any relevant exclusion contained in the Isle of Man Regulated Activities Order 2011 (as amended) or in accordance with any relevant exemption contained in the Isle of Man Financial Services (Exemptions) Regulations 2011 (as amended).

### ***General***

The Manager has agreed 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 Bonds or possesses or distributes this Prospectus and/or any other offering material prepared in relation to the offering of the Bonds and will obtain any consent, approval or permission required by it for the purchase, offer, sale or delivery by it of the Bonds 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 nor the Trustee shall have any responsibility therefor.

None of the Issuer, the Trustee or the Manager represents that Bonds 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.

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## ADDITIONAL INFORMATION

**You should be aware of a number of other matters that may not have been addressed in detail elsewhere in this Prospectus.**

**These include the availability of certain relevant documents for inspection, confirmations from the Issuer and details of the listing of the Bonds.**

## **ADDITIONAL INFORMATION**

### **Authorisation**

The issue of the Bonds has been duly authorised by a resolution of the board of directors of the Issuer passed on 30 January 2026.

### **Legal Entity Identifier**

The Legal Entity Identifier (LEI) for the Issuer is 21380081925ENBZ6KM68.

### **Conditions to issue of the Bonds**

The issue of the Bonds is conditional upon: (i) a subscription agreement being signed by the Issuer and the Manager on or about 20 March 2026; (ii) a commitment agreement being signed by the Issuer, the Manager, the Servicer and the Charity on or about 20 March 2026; (iii) the Loan Agreement being signed by the Issuer and the Charity on or about 24 March 2026; and (iv) the outcome of the Tender Offer. The Subscription Agreement will include certain conditions customary for transactions of this type (including the issue of the Bonds and the delivery of legal opinions and comfort letters in a form satisfactory to the Manager). If the outcome of the Tender Offer is such that no Bonds will be issued, this will be announced in the Issue Size Announcement.

### **Listing and admission to trading of the Bonds**

It is expected that the Bonds will be admitted to the official list of the FCA and to trading on the London Stock Exchange's main market on or around 25 March 2026, subject only to the issue of the global bond. Application has been made to the FCA for the Bonds to be admitted to its official list and to the London Stock Exchange for the Bonds to be admitted to trading on the London Stock Exchange's main market.

### **Use of Proceeds**

The proceeds from the issue of the Bonds (including the proceeds of any Retained Bonds following a sale of such Retained Bonds to any third party from time to time) will be advanced by the Issuer to the Charity under the Loan Agreement to be dated the date of issue of the Bonds, to be applied by the Charity: (i) to settle the Tender Offer; and (ii) to the extent there is a balance left after settling the Tender Offer, for its general corporate and charitable purposes. The estimated proceeds, the amount of Retained Bonds (if any) to be purchased by the Issuer and the amount of the Loan to be advanced on the Issue Date will be published in the Issue Size Announcement.

### **Expenses**

The estimated total expenses of the Issuer in connection with the issue and offering of the Bonds will be published in the Issue Size Announcement.

### **Indication of yield**

The yield in respect of the issue of the Bonds is 7.5 per cent. per annum until 24 September 2029. The yield is calculated at the Issue Date on the basis of the Issue Price of 97.0 per cent., using the formula below. It is not an indication of future yield.

$$P = \sum_{t=1}^n \frac{C_t}{(1 + \frac{i}{2})^t} + \frac{M}{(1 + \frac{i}{2})^n}$$

where:

- "P" is the Issue Price of the Bonds;
- "n" is the total number of periods;
- "C<sub>t</sub>" is the interest amount due at time *t*;
- "M" is the principal amount of Bonds due on redemption; and
- "i" is the annual yield.

### Documents Available

Copies of the following documents will, when published, be available for inspection from the website of the Issuer at <https://rcb-bonds.com/documents/>:

- (a) the constitutional documents of the Issuer;
- (b) the most recently published audited annual financial statements of the Issuer and the Charity together with any audit reports prepared in connection therewith;
- (c) the Issuance Facility Agreement dated 26 June 2014, the Master Trust Deed dated 26 June 2014 as supplemented from time to time, the Agency Agreement dated 26 June 2014 and the form of the Global Bond;
- (d) the Loan Agreement and any amendments thereto; and
- (e) this Prospectus and, if applicable, any supplements to this Prospectus.

### Clearing Systems

The Bonds will be accepted for clearance through Euroclear and Clearstream, Luxembourg (which are the entities in charge of keeping the records). The ISIN for the Bonds is XS2942477428 and the Common Code for the Bonds is 294247742.

The address of Euroclear is Euroclear Bank SA/NV, 1 Boulevard du Roi Albert II, B-1210 Brussels and the address of Clearstream, Luxembourg is Clearstream Banking, 42 Avenue JF Kennedy, L-1855 Luxembourg.

Interests in the Bonds may also be held through Euroclear UK & International Limited (formerly known as CREST Co Limited) ("CREST") through CDIs, representing the interests in the relevant Bonds underlying the CDIs. The current address of CREST is Euroclear UK & International Limited, 33 Cannon Street, London EC4M 5SB. You should note that the CDIs are the result of the CREST settlement mechanics and are not the subject of this Prospectus. For more information on the CDI mechanism, refer to page 5 of this Prospectus.

### Material or Significant Change

There has been no material adverse change in the financial position or prospects of the Issuer since 31 August 2025.

There has been no material adverse change in the prospects of the Charity since 31 March 2025 and, save as disclosed in the Trading Update, no significant change in the financial performance or financial position of the Charity or the Group since 31 March 2025.

### **Litigation**

There are no and have not been any governmental, legal or arbitration proceedings (including any such proceedings which are pending or threatened) of which the Issuer is aware during the 12 months preceding the date of this Prospectus which may have, or have had in the recent past, significant effects on the Issuer's financial position or profitability.

There are no and have not been any governmental, legal or arbitration proceedings (including any such proceedings which are pending or threatened) of which the Charity is aware during the 12 months preceding the date of this Prospectus which may have, or have had in the recent past, significant effects on the Charity and/or the Group's financial position or profitability.

### **Auditors**

The auditors of the Issuer are Price Bailey LLP, who have audited the Issuer's accounts (without qualification) in accordance with the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) ("**UK GAAP**") for the years ended 31 August 2024 and 31 August 2025.

The auditors of the Charity are Grant Thornton UK LLP, who have audited the Charity's consolidated financial statements, as prepared in accordance with FRS 102, for each of the three financial years ended on 31 March 2023 (without qualification), 31 March 2024 (without qualification) and 31 March 2025 (with a qualified opinion as the auditors were unable to obtain sufficient and appropriate audit evidence about the completeness of the disclosure concerning the Charity's related party transactions). The basis for the qualified opinion, as set out in the audit report for the financial year ended on 31 March 2025 (which is incorporated by reference in this Prospectus), was as follows:

*"The parent charitable company's related party transactions are disclosed in note 6 of the financial statements. The trustees have been unable to identify all related parties and so we were unable to obtain sufficient and appropriate audit evidence about the completeness of this disclosure. Consequently, we were unable to determine whether the disclosure in note 6 of the financial statements is complete and accurate.*

*We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the 'Auditor's responsibilities for the audit of the financial statements' section of our report. We are independent of the group and parent charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified opinion".*

The auditors of the Charity have no material interest in the Charity.

### **Issuance Facility**

The Issuer has entered into, amongst other documents, an Issuance Facility Agreement dated 26 June 2014 (the "**Issuance Facility Agreement**") and a Trust Deed dated 26 June 2014 (the "**Master Trust Deed**") as expected to be supplemented by a Supplemental Trust Deed to be dated the issue date of the Bonds (the "**Supplemental Trust Deed**"), pursuant to which it is able to issue bonds (such as the Bonds) from time to time (the "**Issuance Facility**"). Accordingly, bonds of different series may be issued under the Master Trust Deed from time to time. The Master Trust Deed as supplemented by the Supplemental Trust Deed, and as further modified and/or

supplemented and/or restated from time to time in respect of the Bonds, is referred to in this Prospectus as the "**Trust Deed**".

Each series of bonds issued under the Issuance Facility will be attributed a Series number by the Issuer. The Series number attributed to the Bonds is 16.

#### **Manager transacting with the Issuer and the Charity**

The Manager and its 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/or the Charity and their respective affiliates in the ordinary course of business.

In the ordinary course of their business activities, the Manager and its affiliates may make or hold a broad array of investments and actively trade debt and equity securities (or related derivative securities) and financial instruments (including bank loans) for their own account and for the accounts of their customers. Such investments and securities activities may involve securities and/or instruments of the Issuer and/or the Charity and/or their respective affiliates.

The Manager and its affiliates may also make investment recommendations and/or publish or express independent research views in respect of such securities or financial instruments and may hold, or recommend to clients that they acquire, long and/or short positions in such securities and instruments.

Employees, directors and/or officers of the Manager may also attend meetings of the board of directors of the Issuer from time to time, and provide assistance to the Issuer on certain regulatory and governance matters (among other things). Such attendance and/or assistance is on an arms length basis, and decisions made by the board of directors of the Issuer are made independently of, and without liability to, the Manager, its employees, directors and officers.

#### **Post-issuance information**

The Issuer does not intend to provide any post-issuance information in relation to the Bonds or the Loan Agreement.

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## IMPORTANT LEGAL INFORMATION

**This section sets out some important information relating to this Prospectus, including who takes responsibility for its preparation.**

## IMPORTANT LEGAL INFORMATION

### What is this document?

This document is a prospectus for the purposes of the Prospectus Rules: Admission to Trading on a Regulated Market sourcebook (the "PRM"). The rules in the PRM require that issuers of bonds and other instruments prepare a prospectus in certain circumstances. The rules in the PRM also prescribe the type of information which such a prospectus must contain, depending on the nature of the issuer and of the bonds being issued.

### Responsibility for this Prospectus

The Issuer accepts responsibility for the information contained in this Prospectus. To the best of the knowledge of the Issuer the information contained in this Prospectus is in accordance with the facts and the Prospectus makes no omission likely to affect its import.

In addition to the Issuer, the Charity accepts responsibility for the information contained in Section 1 ("*Risk Factors - Factors that may affect the Charity's ability to fulfil its obligations under the Loan Agreement*"), Section 2 ("*Description of the Charity*"), Section 3 ("*Information about the Bonds*") (insofar as the information relates to the Charity only), the information relating to it under the headings "*Material or Significant Change*", "*Litigation*" and "*Auditors*" in Section 9 ("*Additional Information*") and the documents listed as items 3, 4, 5 and 6 in Section 11 ("*Documents Incorporated by Reference*"). To the best of the knowledge of the Charity the information contained in these sections of the Prospectus is in accordance with the facts and the Prospectus makes no omission likely to affect its import.

### No other person responsible

None of the Manager, the Charity (save as indicated above), the Servicer, the Trustee or any of the paying or transfer agents referred to in this Prospectus has independently verified the information contained herein. Accordingly, no representation, warranty or undertaking, express or implied, is made and no responsibility or liability is accepted by any of the Manager, the Charity (save as indicated above), the Servicer, the paying or transfer agents or the Trustee as to the accuracy or completeness of the information contained or incorporated by reference in this Prospectus or any other information provided by the Issuer in connection with the Bonds. None of the Manager, the Charity (save as indicated above), the Servicer, the paying or transfer agents or the Trustee accepts any liability in relation to the information contained or incorporated by reference in this Prospectus or any other information provided by the Issuer in connection with the Bonds.

No person is or has been authorised by the Issuer, the Charity, the Servicer, the Trustee or the Manager to give any information or to make any representation not contained in or not consistent with this Prospectus or any other information supplied in connection with the Bonds and, if given or made, such information or representation must not be relied upon as having been authorised by the Issuer, the Charity, the Servicer, the Trustee or the Manager.

### No recommendation

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

## Offer Jurisdictions and Offer Period

This Prospectus has been prepared for the purposes of an offer of the Bonds in the following jurisdictions only:

- United Kingdom;
- Jersey;
- Guernsey; and
- Isle of Man.

An offer of the Bonds may be made by the Manager and by Financial Intermediaries in the United Kingdom, Jersey, Guernsey and/or the Isle of Man during the period from 20 February 2026 to 4.00 p.m. (London time) on 18 March 2026, or such other time and date as agreed between the Issuer and the Manager and announced via a regulatory information service (which is expected to be the Regulatory News Service operated by the London Stock Exchange) (the "**Offer Period**").

## Financial Intermediaries

Without prejudice to the matters set out in "*Responsibility for this Prospectus*" above, and save as may be otherwise agreed in writing between a Financial Intermediary, the Issuer and the Manager, any Financial Intermediary that uses this Prospectus for the purpose of an offer of the Bonds during the Offer Period in the jurisdictions mentioned above:

- (1) agrees, represents, warrants and undertakes for the benefit of the Issuer, the Charity and the Manager that it will, at all times in connection with such offer:
  - (a) be authorised to make such offer under the Financial Services and Markets Act 2000, as amended (in which regard, potential investors should consult the Financial Services Register maintained by the Financial Conduct Authority at: <https://register.fca.org.uk>);
  - (b) act in accordance with, and be solely responsible for complying with, all applicable laws, rules, regulations and guidance of any applicable regulatory bodies (the "**Rules**"), including the Rules published by the United Kingdom Financial Conduct Authority ("**FCA**") (including the guidance published by the FCA (or its predecessor, the Financial Services Authority) for distributors in "*The Responsibilities of Providers and Distributors for the Fair Treatment of Customers*") from time to time including, without limitation and in each case, Rules relating to both the appropriateness or suitability of any investment in the Bonds by any person and disclosure to any potential purchaser of the Bonds (an "**Investor**"), and will immediately inform the Issuer and the Manager if at any time it becomes aware or suspects that it is or may be in violation of any Rules and take all appropriate steps to remedy such violation and comply with such Rules in all respects;
  - (c) comply with the restrictions set out under Section 8 ("*Subscription and Sale*") in this Prospectus which would apply as if it were a Manager and consider the relevant manufacturer's target market assessment and distribution channels identified under the "UK MiFIR product governance" legend set out in this Prospectus;
  - (d) ensure that any fee (and any other commissions or benefits of any kind) received or paid by it in relation to the offer or sale of the Bonds does not violate the Rules and, to the extent required by the Rules, is fully and clearly disclosed to Investors or potential Investors;

- (e) hold all licences, consents, approvals and permissions required in connection with solicitation of interest in, or offers or sales of, the Bonds under the Rules, including authorisation under the Financial Services and Markets Act 2000 and/or the Financial Services Act 2012;
- (f) comply with applicable anti-money laundering, anti-bribery, anti-corruption and "know your client" Rules (including, without limitation, taking appropriate steps, in compliance with such Rules, to establish and document the identity of each potential Investor prior to initial investment in any Bonds by the Investor), and will not permit any application for Bonds in circumstances where it has any suspicions as to the source of the application monies;
- (g) retain Investor identification records for at least the minimum period required under applicable Rules, and shall, if so requested, make such records available to the Manager and the Issuer or directly to the appropriate authorities with jurisdiction over the Issuer and/or the Manager in order to enable the Issuer and/or the Manager to comply with anti-money laundering, anti-bribery, anti-corruption and "know your client" Rules applying to the Issuer and/or the Manager;
- (h) ensure that no holder of Bonds or potential Investor in Bonds shall become an indirect or direct client of the Issuer or the Manager for the purposes of any applicable Rules from time to time, and to the extent that any client obligations are created by it under any applicable Rules, then it shall perform any such obligations so arising;
- (i) co-operate with the Issuer and the Manager in providing such information (including, without limitation, documents and records maintained pursuant to paragraph (g) above) upon written request from the Issuer or the Manager as is available to it or which is within its power and control from time to time, together with such further assistance as is reasonably requested by the Issuer or the Manager:
  - (i) in connection with any request or investigation by the FCA or any other regulator in relation to the Bonds, the Issuer or the Manager; and/or
  - (ii) in connection with any complaints received by the Issuer and/or the Manager relating to the Issuer and/or the Manager or another Financial Intermediary including, without limitation, complaints as defined in rules published by the FCA and/or any other regulator of competent jurisdiction from time to time; and/or
  - (iii) which the Issuer or the Manager may reasonably require from time to time in relation to the Bonds and/or as to allow the Issuer or the Manager fully to comply with its own legal, tax and regulatory requirements,

in each case, as soon as is reasonably practicable and, in any event, within any time frame set by any such regulator or regulatory process;
- (j) during the Offer Period: (i) not sell the Bonds at any price other than the Issue Price (unless otherwise agreed with the Manager); (ii) not sell the Bonds otherwise than for settlement on the Issue Date; (iii) not appoint any sub-distributors (unless otherwise agreed with the Manager); (iv) not pay any fee or remuneration or commissions or benefits to any third parties in relation to the offering or sale of the Bonds (unless otherwise agreed with the Manager); and (v) comply with such other rules of conduct as may be reasonably required and specified by the Manager;
- (k) either (i) obtain from each potential Investor an executed application for the Bonds, or (ii) keep a record of all requests it makes for its discretionary management clients, (y) receives from its advisory clients and (z) receives from its execution-only clients, in each case prior to making any order for the Bonds on their behalf, and in each case maintain the same on its files for so long as is required by any applicable Rules;

- (l) ensure that it does not, directly or indirectly, cause the Issuer or the Manager to breach any Rule or subject the Issuer or the Manager to any requirement to obtain or make any filing, authorisation or consent in any jurisdiction;
  - (m) make available to each potential Investor in the Bonds this Prospectus (as supplemented as at the relevant time, if applicable), the KID and any information booklet provided by the Issuer for such purpose, and not convey or publish any information that is not contained in or entirely consistent with this Prospectus; and
  - (n) if it conveys or publishes any communication (other than this Prospectus or any other materials provided to it by or on behalf of the Issuer for the purposes of the offer of the Bonds) in connection with the offer of the Bonds, it will ensure that such communication (A) is fair, clear and not misleading and complies with the Rules, (B) states that it has provided such communication independently of the Issuer, that it is solely responsible for such communication and that none of the Issuer, the Charity and the Manager accepts any responsibility for such communication and (C) does not, without the prior written consent of the Issuer, the Charity or the Manager (as applicable), use the legal or publicity names of the Issuer, the Charity or the Manager or any other name, brand or logo registered by an entity within their respective groups or any material over which any such entity retains a proprietary interest, except to describe the Issuer as issuer of the relevant Bonds on the basis set out in this Prospectus;
- (2) agrees and undertakes to indemnify each of the Issuer, the Charity and the Manager (in each case on behalf of such entity and its respective directors, officers, employees, agents, affiliates and controlling persons) against any losses, liabilities, costs, claims, charges, expenses, actions or demands (including reasonable costs of investigation and any defence raised thereto and counsel's fees and disbursements associated with any such investigation or defence) which any of them may incur or which may be made against any of them arising out of or in relation to, or in connection with, any breach of any of the foregoing agreements, representations, warranties or undertakings by it, including (without limitation) any unauthorised action by it or failure by it to observe any of the above restrictions or requirements or the making by it of any unauthorised representation or the giving or use by it of any information which has not been authorised for such purposes by the Issuer, the Charity or the Manager; and
- (3) agrees and accepts that:
- (a) the contract (the "**Financial Intermediary Agreement**") between the Issuer, the Charity and it formed upon acceptance by it of the terms set out in (1) and (2) (by the use by such Financial Intermediary of this Prospectus), and any non-contractual obligations arising therefrom, shall be governed by, and construed in accordance with, English law;
  - (b) subject to (e) below, the English courts have exclusive jurisdiction to settle any dispute arising out of or in connection with the Financial Intermediary Agreement (including any dispute relating to any non-contractual obligations arising out of or in connection with the Financial Intermediary Agreement) (a "**Dispute**") and it, the Issuer and the Charity submit to the exclusive jurisdiction of the English courts;
  - (c) for the purposes of (3)(b) and (d), it waives any objection to the English courts on the grounds that they are an inconvenient or inappropriate forum to settle any dispute;
  - (d) to the extent allowed by law, the Issuer, the Charity and the Manager 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; and
  - (e) the Charity, and the Manager will, pursuant to the Contracts (Rights of Third Parties) Act 1999, be entitled to enforce those provisions of the Financial Intermediary Agreement which are, or

are expressed to be, for their benefit, including the agreements, representations, warranties, undertakings and indemnity given by it pursuant to the Financial Intermediary Agreement.

## **PUBLIC OFFERS: ISSUE PRICE AND OFFER PRICE**

The Bonds will be issued by the Issuer at the Issue Price of 97.0 per cent. The Issue Price has been determined by the Issuer in consultation with the Manager. The offer price at which a Financial Intermediary will offer the Bonds to an Investor will be the Issue Price or such other price as may be agreed between an Investor and the Financial Intermediary making the offer of the Bonds to such Investor. The Issuer is not party to arrangements between an Investor and a Financial Intermediary, and the Investor will need to look to the relevant Financial Intermediary to confirm the price at which such Financial Intermediary is offering the Bonds to such Investor.

## **IMPORTANT INFORMATION RELATING TO THE USE OF THIS PROSPECTUS AND OFFERS OF BONDS GENERALLY**

This Prospectus does not constitute an offer to sell or the solicitation of an offer to buy any Bonds in any jurisdiction to any person to whom it is unlawful to make the offer or solicitation in such jurisdiction. The distribution of this Prospectus and the offer or sale of Bonds may be restricted by law in certain jurisdictions. The Issuer, the Charity, the Trustee, the Servicer and the Manager do not represent that this Prospectus may be lawfully distributed, or that any Bonds 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 Charity, the Trustee, the Servicer or the Manager which is intended to permit a public offering of any Bonds or distribution of this Prospectus in any jurisdiction other than the United Kingdom, Jersey, Guernsey and the Isle of Man. Accordingly, no Bonds may be offered or sold, directly or indirectly, and neither this Prospectus 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 Prospectus or any Bonds may come must inform themselves about, and observe, any such restrictions on the distribution of this Prospectus and the offering and sale of Bonds. In particular, there are restrictions on the distribution of this Prospectus and the offer or sale of Bonds in the United States, the United Kingdom, the EEA, Jersey, Guernsey and the Isle of Man – see Section 8 ("*Subscription and Sale*") in this Prospectus.

The Bonds may not be a suitable investment for all investors. Each potential investor in the Bonds 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 Bonds, the merits and risks of investing in the Bonds and the information contained or incorporated by reference in this Prospectus 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 Bonds and the impact the Bonds 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 Bonds, including Bonds with principal or interest payable in one or more currencies, or where the currency for principal or interest payments is different from the potential investor's currency;
- (iv) understands thoroughly the terms of the Bonds and is familiar with the behaviour of any relevant indices and 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 legal 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) Bonds are legal investments for it, (2) Bonds can be used as collateral for various types of borrowing and (3) other restrictions apply to its purchase or pledge of any Bonds. Financial institutions should consult their legal advisors or the appropriate regulators to determine the appropriate treatment of Bonds under any applicable risk-based capital or similar rules.

Investors are referred to the manufacturer's target market assessment as set out in "*UK MiFIR product governance*" which has led to the conclusion that: (i) the target market for the Bonds is (a) retail clients (for these purposes, a retail client means a person who is not a professional client) with experience of taking credit risk on the Charity and/or investing in complex instruments; (b) eligible counterparties, as defined in COBS; and (c) professional clients.

The Bonds have not been and will not be registered under the United States Securities Act of 1933, as amended, (the "**Securities Act**"). Subject to certain exceptions, the Bonds may not be offered, sold or delivered within the United States or to, or for the account of, US persons (see Section 8 ("*Subscription and Sale*") in this Prospectus).

In certain circumstances, investors may also hold interests in the Bonds through CREST through the issue of CDIs representing interests in Underlying Bonds. CDIs are independent securities constituted under English law and transferred through CREST and will be issued by CREST Depository Limited pursuant to the global deed poll dated 25 June 2001 (as subsequently modified, supplemented and/or restated). Neither the Bonds nor any rights attached to the Bonds will be issued, settled, held or transferred within the CREST system other than through the issue, settlement, holding or transfer of CDIs. CDI Holders will not be entitled to deal directly in the Bonds and, accordingly, all dealings in the Bonds will be effected through CREST in relation to the holding of CDIs. You should note that the CDIs are the result of the CREST settlement mechanics and are not the subject of this Prospectus.

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# 11

## **DOCUMENTS INCORPORATED BY REFERENCE**

**This section sets out certain documents that are incorporated in, and form part of, this Prospectus.**

## DOCUMENTS INCORPORATED BY REFERENCE

The following documents which have previously been published or are published simultaneously with this Prospectus shall be incorporated in, and form part of, this Prospectus:

1. The Issuer's audited financial statements for the year ended 31 August 2024 (including the audit report thereon) (available at: <https://rcb-bonds.com/wp-content/uploads/2024/12/RCB-Bonds-PLC-31-August-2024.pdf>).
2. The Issuer's audited financial statements for the year ended 31 August 2025 (including the audit report thereon) (available at: <https://rcb-bonds.com/wp-content/uploads/2025/12/RCB-Bonds-PLC-accounts-August-2025.pdf>).
3. The Charity's annual report and consolidated financial statements for the year ended 31 March 2023 (available at: <https://rcb-bonds.com/wp-content/uploads/2024/06/Greensleeves-Accounts-2023.pdf>).
4. The Charity's annual report and consolidated financial statements for the year ended 31 March 2024 (available at: <https://rcb-bonds.com/wp-content/uploads/2024/08/Greensleeves-Homes-Trust-Financial-Statements-31-March-2024.pdf>).
5. The Charity's annual report and consolidated financial statements for the year ended 31 March 2025 (available at: <https://rcb-bonds.com/wp-content/uploads/2025/09/Greensleeves-Homes-Trust-Financial-Statements-Year-Ended-31-March-2025.pdf>).
6. The Charity's Trading Update (available at: <https://rcb-bonds.com/wp-content/uploads/2026/02/Greensleeves-Care-trading-statement-3-Feb-26.pdf>).

Any non-incorporated parts of a document referred to herein are either deemed not relevant for an investor or are otherwise covered elsewhere in this Prospectus. Any documents themselves incorporated by reference in the documents incorporated by reference in this Prospectus shall not form part of this Prospectus.

# A

## APPENDIX A

### DEFINED TERMS INDEX

**The following is an index that indicates the location in this Prospectus where certain capitalised terms have been defined.**

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All references in this Prospectus to "**sterling**" and "**£**" refer to the lawful currency of the United Kingdom. All references in this Prospectus to "**Euro**" and "**€**" are to the currency introduced at the start of the European economic and monetary union pursuant to the Treaty on the Functioning of the European Union, as amended.

References to the singular in this document shall include the plural and *vice versa*, where the context so requires. All references to time in this Prospectus are to London time. In this Prospectus, unless the contrary intention appears, a reference to a law or a provision of a law is a reference to that law or provision as extended, amended or re-enacted.

# **B**

## **APPENDIX B**

### **TERMS AND CONDITIONS OF THE BONDS**

## TERMS AND CONDITIONS OF THE BONDS

*The following are the Terms and Conditions of the Bonds which will be incorporated by reference into each Global Bond (as defined below) and each certificate representing definitive Bonds, if issued.*

This Bond is one of a Series (as defined below) of Bonds issued by RCB Bonds PLC (the "**Issuer**") constituted by a Master Trust Deed dated 26 June 2014 (as modified and/or supplemented and/or restated from time to time, the "**Master Trust Deed**") as supplemented by a Supplemental Trust Deed dated 24 March 2026 (the "**Supplemental Trust Deed**"), in each case made between the Issuer and M&G Trustee Company Limited (formerly known as Prudential Trustee Company Limited) (the "**Trustee**", which expression shall include any successor as Trustee). The Master Trust Deed as supplemented by the Supplemental Trust Deed, and as further modified and/or supplemented and/or restated from time to time in respect of the Bonds, is referred to in these Conditions as the "**Trust Deed**".

References herein to the "**Bonds**" shall be references to the Bonds of this Series and shall mean:

- (a) for so long as such Bonds are represented by a global Bond (a "**Global Bond**"), units of each Specified Denomination in Sterling; and
- (b) such Global Bond.

The Bonds have the benefit of an Agency Agreement (such Agency Agreement as amended and/or supplemented and/or restated from time to time, the "**Agency Agreement**") dated 26 June 2014 and made between the Issuer, the Trustee, The Bank of New York Mellon, London Branch as issuing and principal paying agent (the "**Agent**", which expression shall include any successor agent), The Bank of New York Mellon, London Branch as registrar (the "**Registrar**", which expression shall include any successor registrar and together with the Agent, the "**Paying Agents**", which expression shall include any additional or successor paying agents), 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 Agent, the Paying Agents, the Registrar and the Transfer Agents together are referred to in these Conditions as the "**Paying and Transfer Agents**".

Any reference to "**Bondholders**" or "**holders**" in relation to any Bonds shall mean the persons in whose name the Bonds are registered and shall, in relation to any Bonds represented by a Global Bond, be construed as provided below. The Trustee acts for the benefit of the holders for the time being of the Bonds in accordance with the provisions of the Trust Deed.

As used herein, "**Tranche**" means a tranche of bonds issued by the Issuer and constituted by the Trust Deed (including any supplemental trust deed supplemental thereto) which are identical in all respects (including as to listing and admission to trading) and "**Series**" means a Tranche of bonds issued by the Issuer together with any further Tranche or Tranches of bonds issued by the Issuer which are (a) expressed to be consolidated and form a single series and (b) identical in all respects (including as to listing and admission to trading) except for their respective issue dates, interest commencement dates and/or issue prices.

Copies of the Trust Deed and the Agency Agreement (i) are available for inspection during normal business hours at the registered office of the Issuer, the principal office for the time being of the Trustee, being at 10 Fenchurch Avenue, London EC3M 5AG, and at the specified office of each of the Paying Agents, the Registrar and the other Transfer Agents or (ii) may be provided by email to a Bondholder following their prior written request to the Issuer, the Trustee, any Paying Agent, the Registrar or any other Transfer Agent and provision of proof of holding and identity (in a form satisfactory to the person of whom such request is made). The Bondholders are deemed to have notice of, and are entitled to the benefit of, all the provisions of the Trust Deed and the Agency Agreement which are applicable to them. The statements in the 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 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.

## 1. DEFINITIONS

In these Conditions:

"**Account Agreement**" means the account agreement dated 26 June 2014 and made between the Issuer, the Trustee, the Administration Services Provider, the Loan Management Servicer and the Account Bank;

"**Account Bank**" means National Westminster Bank plc as account bank pursuant to the Account Agreement or any successor account bank appointed thereunder;

"**Accrual Date**" has the meaning given to it in Condition 8.3;

"**Administration Services Provider**" means Allia Bond Services Limited pursuant to the Services Agreement or any successor administration services provider appointed thereunder;

"**Adjusted Rate of Interest**" has the meaning given to it in Condition 8.4;

"**Appointee**" means any attorney, manager, agent, delegate, nominee, custodian, receiver or other person appointed by the Trustee under the Trust Deed;

"**Arrangement Fee**" has the meaning given to it in the Loan Agreement;

"**Business Day**" means a day (other than a Saturday or Sunday) on which commercial banks and foreign exchange markets settle payments and are open for general business in London;

"**Charity**" means Greensleeves Homes Trust;

"**Clearstream, Luxembourg**" has the meaning given to it in Condition 2;

"**Charged Assets**" has the meaning given to it in Condition 5;

"**Code**" has the meaning given to it in Condition 9.3;

"**Commitment Agreement**" means a commitment agreement entered into between, *inter alios*, the Issuer and the Charity for the purpose of confirming the terms upon which the Issuer will make the Loan available to the Charity;

"**Custodian**" means The Bank of New York Mellon, London Branch in its capacity as bond custodian in respect of the Retained Bonds (if any) (or any successor or replacement custodian thereto);

"**Custody Agreement**" means, if any Retained Bonds are issued, the custody agreement dated the Issue Date between the Issuer and the Custodian (or such other custody agreement entered into from time to time between the Issuer and the Custodian) in respect of the Retained Bonds (if any);

"**Day Count Fraction**" has the meaning given to it in Condition 8.3;

"**Deferred Principal**" has the meaning given to it in Condition 10.3;

"**Designated Account**" has the meaning given to it in Condition 9.2;

"**Designated Bank**" has the meaning given to it in Condition 9.2;

"**Event of Default**" has the meaning given to it in Condition 13.1;

"**Euroclear**" has the meaning given to it in Condition 2;

"**Exchange Event**" has the meaning given to it in Condition 2;

"**Expected Maturity Date**" has the meaning given to it in Condition 10.1;

"**Expense Reserve Account**" means the account of the Issuer established with the Account Bank for payment of expenses incurred by the Issuer in connection with, *inter alia*, the issue of the Bonds;

"**FA Selected Bond**" means a government security or securities selected by the Financial Adviser as having an actual or interpolated maturity comparable with the remaining term of the Bonds (which shall, for the avoidance of doubt, be assessed to the Expected Maturity Date or, if the Charity has deferred repayment of the Loan as contemplated by Condition 10.3, the Legal Maturity Date) that would be utilised, at the time of selection and in accordance with customary financial practice, in pricing new issues of corporate debt securities denominated in the same currency as the Bonds and of a comparable maturity to the remaining term of the Bonds (which shall, for the avoidance of doubt, be assessed to the Expected Maturity Date or, if the Charity has deferred repayment of the Loan as contemplated by Condition 10.3, the Legal Maturity Date);

"**Final Redemption Amount**" has the meaning given to it in Condition 10.1;

"**Financial Adviser**" means an independent financial adviser acting as an expert, selected by the Issuer and approved in writing by the Trustee;

"**Gross Redemption Yield**" means, with respect to a security, the gross redemption yield on such security, expressed as a percentage and calculated by the Financial Adviser on the basis set out by the UK 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, as amended or updated from time to time) on a semi-annual compounding basis (rounded up (if necessary) to four decimal places) or on such other basis as the Trustee may approve;

"**Interest Commencement Date**" means the Issue Date;

"**Interest Deferred Amount**" has the meaning given to it in Condition 8.5;

"**Interest Payment Date**" means 24 March and 24 September in each year commencing on 24 September 2026 up to (and including) the Expected Maturity Date or the Legal Maturity Date (as the case may be);

"**Interest Period**" means the period from (and including) the Interest Commencement Date to (but excluding) the first Interest Payment Date and each subsequent period from (and including) an Interest Payment Date to (but excluding) the next successive Interest Payment Date;

"**Interest Residual Amount**" has the meaning given to it in Condition 8.5;

"**Issuance Facility**" means the facility established by the Issuer for the purposes of issuing bonds (such as the Bonds) under the Issuance Facility Agreement and Master Trust Deed from time to time;

"**Issuance Facility Agreement**" means the agreement relating to the Issuance Facility entered into between the Issuer and the dealers from time to time appointed in respect of the Issuance Facility, as amended and/or supplemented and/or restated from time to time;

**"Issuance Facility Amount"** means the maximum aggregate principal amount of bonds which are permitted to be outstanding under the Master Trust Deed at any one time, which as at the Issue Date is £1,000,000,000 and which may be increased or decreased from time to time as provided in the Issuance Facility Agreement;

**"Issuance Facility Documents"** means (i) the Loan Agreement, (ii) any other loan agreements entered into in relation to any other bonds issued by the Issuer pursuant to the Master Trust Deed, (iii) the Master Trust Deed, (iv) the Supplemental Trust Deed, (v) any other supplemental trust deeds entered into in connection with the Master Trust Deed from time to time, (vi) the Agency Agreement, (vii) the Account Agreement, (viii) the Issuance Facility Agreement, (ix) the Services Agreement and (x) any Commitment Agreement;

**"Issue Date"** means 24 March 2026;

**"Legal Maturity Date"** has the meaning given to it in Condition 10.3;

**"Loan"** means the loan granted by the Issuer to the Charity on the terms of the Loan Agreement;

**"Loan Agreement"** means the Loan Agreement to be dated on or around the Issue Date and entered into between the Issuer and the Charity in connection with the Loan;

**"Loan Management Servicer"** means Allia Bond Services Limited pursuant to the Services Agreement or any successor loan management servicer appointed thereunder;

**"Optional Loan Prepayment Date"** has the meaning given to it in Condition 10.2;

**"Origination Manager"** means Allia C&C Ltd, pursuant to the Services Agreement or any successor origination manager appointed thereunder;

**"Payment Day"** has the meaning given to it in Condition 9.5;

**"Post-Enforcement Priority of Payment"** has the meaning given to it in Condition 6.2;

**"Pre-Enforcement Priority of Payment"** has the meaning given to it in Condition 6.1;

**"Rate of Interest"** has the meaning given to it in Condition 8.1;

**"Reference Date"** will be set out in the relevant notice of redemption pursuant to Condition 10.2;

**"Register"** has the meaning given to it in Condition 2;

**"Relevant Date"** has the meaning given to it in Condition 12;

**"Retained Bonds"** means the Bonds purchased by the Issuer on the Issue Date and held pursuant to the Custody Agreement (if any);

**"Secured Parties"** means the Trustee (for itself and the Bondholders), (if any Retained Bonds are issued) the Custodian, the Paying and Transfer Agents, the Administration Services Provider and the Loan Management Servicer;

**"Security"** has the meaning given to it in Condition 5;

**"Services Agreement"** means the services agreement entered into between the Issuer, the Origination Manager, the Administration Services Provider and the Loan Management Servicer dated 26 June 2014, as amended and/or supplemented and/or restated from time to time;

**"Specified Denomination"** has the meaning given to it in Condition 2;

"**Series Charged Account**" means the account of the Issuer established with the Account Bank, into which the Issuer shall deposit all payments of principal and interest received by it pursuant to the Loan Agreement prior to payment in accordance with Condition 6;

"**Sterling Make-Whole Redemption Amount**" has the meaning given to it in Condition 10.2;

"**Taxes**" has the meaning given to it in Condition 11; and

"**unpaid principal**" has the meaning given to it in Condition 10.3.

## 2. FORM, DENOMINATION AND TITLE

The Bonds are in registered form without coupons attached in Sterling and in denominations of £100 each (the "**Specified Denomination**").

The Bonds will be issued outside the US in reliance on the exemption from registration provided by Regulation S under the Securities Act ("**Regulation S**").

The Bonds will initially be represented by a global bond in registered form (a "**Global Bond**"). The Global Bond will be deposited with and registered in the name of a common nominee of, a common depository for, Euroclear Bank SA/NV ("**Euroclear**") and Clearstream Banking S.A. ("**Clearstream, Luxembourg**").

Payments of principal, interest and any other amount in respect of the Global Bond will be made to or to the order of the person shown on the Register (as defined in this Condition 2 as the registered holder of the Global Bond). None of the Issuer, any Paying Agent, the Servicer, 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 Global Bond or for maintaining, supervising, investigating, monitoring or reviewing any records relating to such beneficial ownership interests.

Interests in the Global Bond will be exchangeable (free of charge), in whole but not in part, for definitive bonds without receipts, 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 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 Bonds represented by the Global Bond 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 Bondholders in accordance with Condition 16 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 Global Bond) may give notice to the Registrar requesting exchange and, in the event of the occurrence of an Exchange Event as described in part (iii) of the definition of "**Exchange Event**" above, the Issuer may also give notice to the Registrar requesting the exchange. Any such exchange shall occur not later than 10 days after the date of receipt of the first relevant notice by the Registrar.

In the event that the Global Bond is required, in accordance with its terms, to be exchanged for definitive Bonds, such amendments shall be made to these Conditions, the Trust Deed and the Agency Agreement to reflect the exchange into definitive form as the Trustee may approve or require.

Subject as set out below, title to the Bonds will pass upon registration of transfers in the register of holders maintained by the Registrar (the "**Register**") in accordance with the provisions of the Agency Agreement. The Issuer, the Trustee and the Paying and Transfer Agents will (except as otherwise required by law) deem and treat the registered holder of any Bond 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 the Global Bond, without prejudice to the provisions set out in the next succeeding paragraph.

For so long as any of the Bonds is represented by the Global Bond held on behalf of Euroclear and/or 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 principal amount of such Bonds (in which regard any certificate or other document issued by Euroclear or Clearstream, Luxembourg as to the principal amount of such Bonds 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 Paying and Transfer Agents as the holder of such principal amount of such Bonds for all purposes other than with respect to the payment of principal or interest on such principal amount of such Bonds, for which purpose the registered holder of the Global Bond shall be treated by the Issuer, Trustee and any Paying and Transfer Agent as the holder of such principal amount of such Bonds in accordance with and subject to the terms of the Global Bond and the expressions "**Bondholder**" and "**holder of Bonds**" and related expressions shall be construed accordingly.

Bonds which are represented by the Global Bond will be transferable only in book-entry form in Euroclear and Clearstream, Luxembourg in accordance with the rules and procedures for the time being of Euroclear and 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 in which the Bonds may be cleared from time to time and approved by the Issuer, the Agent and the Trustee.

In determining whether a particular person is entitled to a particular principal amount of Bonds 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.

The Retained Bonds (if any) will be purchased by and held by or for the account of the Issuer following issue and may be sold or otherwise disposed of in whole or in part by private treaty at any time, and shall cease to be Retained Bonds to the extent of and upon such sale or disposal.

Any Retained Bonds shall, pending sale or disposal by the Issuer, carry the same rights and be subject in all respects to the same Conditions as the other Bonds, except that such Retained Bonds will not be treated as outstanding for the purposes of determining quorum or voting at meetings of Bondholders or of considering the interests of the Bondholders save as otherwise provided in the Trust Deed. Bonds which have ceased to be Retained Bonds shall carry the same rights and be subject in all respects to the same Conditions as the other Bonds.

### **3. TRANSFERS OF BONDS**

#### **3.1 Transfers of interests in the Global Bond**

Transfers of beneficial interests in the Global Bond 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. Bonds, including beneficial book-entry interests in the Global Bond, will, subject to compliance with all applicable legal and regulatory restrictions, be transferable only in whole multiples of the Specified Denomination 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 Costs of registration**

Bondholders will not be required to bear the costs and expenses of effecting any registration of transfer of Bonds acquired by them, with two exceptions. These exceptions are:

1. any costs or expenses of delivery other than by regular uninsured mail; and

2. that the Issuer or the Paying or Transfer Agents may require the payment of a sum sufficient to cover any stamp duty, tax or other governmental charge that is imposed in relation to the registration.

#### 4. STATUS OF THE BONDS

The Bonds are direct, unsubordinated limited recourse obligations of the Issuer, are secured in the manner set out in Condition 5, and rank *pari passu* among themselves.

#### 5. SECURITY

The Issuer's obligations in respect of the Bonds are secured (subject as provided in these Conditions and the Master Trust Deed) pursuant to the Trust Deed in favour of the Trustee for the benefit of itself and the Bondholders and the other Secured Parties as follows:

- (a) by an assignment by way of security of the Issuer's rights, title and interest, present and future, arising under the Loan Agreement and the Commitment Agreement;
- (b) by a charge by way of first fixed charge over all the Issuer's rights, title and interest, present and future, in and to all sums of money standing to the credit of the Series Charged Account, together with all interest accruing from time to time thereon (if any) and the debts represented thereby;
- (c) by an assignment by way of security of the Issuer's rights, title and interest, present and future, arising under the Agency Agreement, the Account Agreement (excluding so far as it relates to the Expense Reserve Account or the Issuer Profit Account) and the Services Agreement, in each case to the extent it relates to the Bonds; and
- (d) by a charge by way of first fixed charge over all sums held from time to time by the Paying Agents for the payment of principal or interest in respect of the Bonds.

The property charged and assigned pursuant to the Trust Deed listed in paragraphs (a) to (d) above, together with any other property or assets held by and/or assigned to the Trustee and/or any deed or document supplemental thereto, in each case to the extent that they relate to the Bonds, is referred to herein as the "**Charged Assets**" and the security created thereby, the "**Security**".

The Security shall become enforceable upon (i) the Bonds becoming due and repayable pursuant to Condition 13.1 or (ii) subject to Condition 10.3, any failure for any reason of the Issuer to repay the Bonds when due.

#### 6. ORDER OF PAYMENTS

##### 6.1 Pre-Enforcement

Prior to the enforcement of the Security, the Issuer shall apply the monies standing to the credit of the Series Charged Account, on each Interest Payment Date up to, and including, the Expected Maturity Date (and, if the Bonds are not redeemed in full on the Expected Maturity Date, each Interest Payment Date up to, and including, the Legal Maturity Date) and such other dates on which payment is due in respect of the Bonds in the following order of priority (the "**Pre-Enforcement Priority of Payment**"):

- (a) first, in payment or satisfaction of any amounts of Arrangement Fee due and payable to the Issuer to the extent that such amounts have not been paid by the Charity under the Loan Agreement;
- (b) secondly, in payment, on a *pro rata* and *pari passu* basis, to the Bondholders of any interest due and payable in respect of the Bonds;

- (c) thirdly, in payment, on a *pro rata* and *pari passu* basis, to the Bondholders of any principal and any other amounts due and payable in respect of the Bonds; and
- (d) fourthly, any excess to be deposited in the Expense Reserve Account.

## 6.2 Post-Enforcement

Following the enforcement of the Security, the net proceeds of enforcement of the Security shall be applied in the following order of priority (the "**Post-Enforcement Priority of Payment**"):

- (a) first, in payment or satisfaction of the fees, costs, charges, expenses and liabilities due to the Trustee, any Appointee or any receiver under the Master Trust Deed (including the costs of realising any Security and the Trustee's and such receiver's remuneration), together with (if payable) any amount in respect of VAT payable thereon as provided for therein, insofar as they relate to the enforcement of the provisions of the Bonds and/or the related Loan;
- (b) secondly, in payment of any unpaid fees, costs, charges, expenses and liabilities due to (i) the Paying and Transfer Agents and/or (ii) the Custodian (if applicable) (together with (if payable) any amount in respect of VAT payable thereon as provided for in the Agency Agreement) insofar as they relate to the Bonds and/or the Retained Bonds, as applicable, and such unpaid fees, costs, charges, expenses and liabilities are not otherwise paid out of the Expense Reserve Account;
- (c) thirdly, in payment of any unpaid fees, costs, charges, expenses and liabilities incurred by the Loan Management Servicer or the Administration Services Provider (together with (if payable) any amount in respect of VAT payable thereon as provided for in the Services Agreement) insofar as they relate to the enforcement of the provisions of the Bonds and/or the related Loan;
- (d) fourthly, in payment of an amount equal to any amounts in respect of Arrangement Fee which are due but unpaid by the Charity under the Loan Agreement to be credited to the Expense Reserve Account, provided however that if some or all of such Arrangement Fees are subsequently paid by the Charity then such amounts shall be applied in accordance with paragraphs (e) to (g) below rather than being deposited into the Expense Reserve Account;
- (e) fifthly, in payment, on a *pro rata* and *pari passu* basis, to the Bondholders of any interest due and payable in respect of the Bonds;
- (f) sixthly, in payment, on a *pro rata* and *pari passu* basis, to the Bondholders of any principal and any other amounts due and payable in respect of the Bonds; and
- (g) seventhly, any excess to be deposited in the Expense Reserve Account.

## 7. COVENANTS

So long as any of the Bonds remain outstanding, the Issuer covenants that it will not, without the consent of the Trustee:

- (a) engage in any activity or do anything other than: issue bonds under the Issuance Facility, subject always to the Issuance Facility Amount prevailing from time to time; use the proceeds of the issue of such bonds to make or acquire loans to charities and ethical companies in the United Kingdom for the purpose of promoting positive social and/or environmental impact; perform its obligations under the Issuance Facility Documents; and perform any act incidental to or necessary in connection with the aforesaid at all times in accordance with its constitutional documents;

- (b) have any employees or subsidiary companies, act as director of any other entity, consolidate or merge with any other person, convey or transfer its properties or assets substantially as an entirety to any person (save as provided in the Master Trust Deed), give any guarantee or indemnity or create or permit to subsist, over any of the security constituted by or created pursuant to the Trust Deed, any mortgage or charge or any other security interest over its assets other than pursuant to the Master Trust Deed or any Supplemental Trust Deed;
- (c) pay any dividend or make any other distribution to its shareholders or issue any further shares;
- (d) apply to become part of any group for the purposes of section 43 to 43D of the VAT Act 1994 with any other company or group of companies, or for the purposes of any act, regulation, order, statutory instrument or directive which, from time to time, may re-enact, replace, amend, vary, codify, consolidate or repeal the VAT Act 1994, unless required to do so by law;
- (e) take any action which would lead to the dissolution, liquidation or winding-up of itself (including, without limitation, the filing of documents with the court or the service of a notice of intention to appoint an administrator) or to the amendment of its constitutional documents or to the impairment of the rank, validity and effectiveness of any security created pursuant to the Master Trust Deed; or
- (f) prejudice its eligibility for its corporation tax liability to be calculated in accordance with regulation 14 of the Securitisation Regulations.

## **8. INTEREST**

### **8.1 Rate of Interest and Interest Payment Dates**

Each Bond bears interest on its outstanding principal amount (i) from (and including) the Issue Date to (but excluding) 24 March 2027, at a rate of 5.5 per cent. per annum, (ii) from (and including) 24 March 2027 to (but excluding) 24 September 2027, at a rate of 6.0 per cent. per annum, (iii) from (and including) 24 September 2027 to (but excluding) 24 March 2028, at a rate of 6.5 per cent. per annum, (iv) from (and including) 24 March 2028 to (but excluding) 24 September 2028, at a rate of 7.0 per cent. per annum, (v) from (and including) 24 September 2028 to (but excluding) 24 March 2029, at a rate of 7.5 per cent. per annum and (vi) from (and including) 24 March 2029 to (but excluding) the Expected Maturity Date, at a rate of 8.0 per cent. per annum (such rate of interest from time to time, the "**Rate of Interest**"). Interest will be payable semi-annually in arrear on each Interest Payment Date and the amount of interest payable in respect of the Bonds on each Interest Payment Date up to (and including) the Expected Maturity Date will be: (i) in respect of the Interest Payment Dates falling on 24 September 2026 and 24 March 2027, £2.75 per Bond of Specified Denomination; (ii) in respect of the Interest Payment Date falling on 24 September 2027, £3.00 per Bond of Specified Denomination; (iii) in respect of the Interest Payment Date falling on 24 March 2028, £3.25 per Bond of Specified Denomination; (iv) in respect of the Interest Payment Date falling on 24 September 2028, £3.50 per Bond of Specified Denomination; (v) in respect of the Interest Payment Date falling on 24 March 2029, £3.75 per Bond of Specified Denomination; and (vi) in respect of the Interest Payment Date falling on the Expected Maturity Date, £4.00 per Bond of Specified Denomination.

### **8.2 Accrual of interest**

Interest shall cease to accrue on each Bond from the due date for its redemption unless payment of principal on such Bond is improperly withheld or refused. In such event, interest will continue to accrue at the applicable Rate of Interest as provided in the Trust Deed.

### **8.3 Calculation of broken interest amounts**

If interest is required to be paid in respect of any accrual period which is less than a full Interest Period, the amount of interest payable in respect of such accrual period shall be calculated by applying the applicable Rate of Interest

or the Adjusted Rate of Interest, as the case may be, to the aggregate outstanding principal amount of the Bonds represented by the Global Bond, multiplying such sum by the Day Count Fraction and rounding the resultant figure to the nearest one penny, half of a penny being rounded upwards.

**"Day Count Fraction"** means the actual number of days in the period from (and including) the date from which interest begins to accrue (the **"Accrual Date"**) to (but excluding) the date on which it falls due divided by twice the actual number of days from (and including) the Accrual Date to (but excluding) the next following Interest Payment Date.

#### **8.4 Adjusted Rate of Interest**

If the Bonds remain outstanding on the Expected Maturity Date then from, and including, the Expected Maturity Date to, but excluding, the Legal Maturity Date, the Rate of Interest will be increased:

- (a) if payment of principal has been deferred in accordance with Condition 10.3, to whichever is the higher of either: (i) 9.0 per cent. per annum; or (ii) the Reset Rate of Interest; or
- (b) if payment of principal has not been deferred in accordance with Condition 10.3, to 10.0 per cent. per annum.

(such Rate of Interest as increased pursuant to this Condition 8.4, the **"Adjusted Rate of Interest"**).

The Issuer shall give notice of the Adjusted Rate of Interest to the Principal Paying Agent and the Trustee and, in accordance with Condition 16, to the Bondholders.

All notifications, opinions, determinations, certificates, calculations, quotations and decisions given, expressed, made or obtained in accordance with these Conditions by the Financial Adviser, shall (in the absence of manifest error) be binding on the Issuer, the Charity, the Trustee, the Paying Agents, the Registrar and all Bondholders and (in the absence of wilful default or gross negligence) no liability to the Bondholders, the Charity or the Issuer shall attach to the Financial Adviser in connection with the exercise or non-exercise by it of any of the powers, duties and discretions ascribed to it in these Conditions.

In these Conditions:

**"Benchmark Gilt Reset Reference Rate"** means the percentage rate equal to the Gross Redemption Yield (determined by reference to the middle market price) at 11.00 a.m. (London time) on the Reset Determination Date of the FA Selected Bond, as determined by the Financial Adviser. The Issuer undertakes to use reasonable endeavours to appoint a Financial Adviser to determine the Benchmark Gilt Reset Reference Rate if the Bonds are to remain outstanding on the Expected Maturity Date but if it is unable to do so having used reasonable endeavours or if the Financial Adviser does not determine the Benchmark Gilt Reset Reference Rate then the Adjusted Rate of Interest shall be the rate referred to in item (a)(i) of the definition of "Adjusted Rate of Interest" and shall not be the Reset Rate of Interest.

**"Initial Margin"** means 3.85 per cent.

**"Reset Determination Date"** means the date falling two Business Days prior to the Expected Maturity Date.

**"Reset Rate of Interest"** means the sum of: (i) the Benchmark Gilt Reset Reference Rate; and (ii) the Initial Margin.

#### **8.5 Deferral of interest in respect of withholding tax**

To the extent that the Charity is required to pay interest to the Issuer under the Loan Agreement subject to a deduction or withholding for or on account of any tax and, as a result of such deduction or withholding, the amount

standing to the credit of the Series Charged Account as being available to the Issuer on an Interest Payment Date after deducting the amounts referred to in paragraph (a) of the Pre-Enforcement Priority of Payment (such amount being the "**Interest Residual Amount**") is insufficient to satisfy in full the aggregate amount of interest which is due in respect of the Bonds on such Interest Payment Date (including amounts which have previously been deferred under this Condition 8.5), there shall instead be due and payable on such Interest Payment Date by way of interest on the Bonds the Interest Residual Amount.

Any shortfall equal to the amount by which the aggregate amount of interest paid on the Bonds on any Interest Payment Date in accordance with this Condition 8.5 falls short of the aggregate amount of interest which is due in respect of the Bonds on such Interest Payment Date (an "**Interest Deferred Amount**") shall become due and payable on the next following Interest Payment Date, subject to this Condition 8.5. This Condition 8.5 shall cease to apply on the earlier of (i) the Legal Maturity Date; (ii) the date on which the Bonds are redeemed and (iii) the date on which the Issuer is wound up, at which time all Interest Deferred Amounts shall become due and payable. To the extent that the Issuer is or may be entitled to a refund of tax so deducted or withheld, it must use reasonable endeavours to obtain such refund.

For the avoidance of doubt this Condition 8.5 shall not apply to any shortfall or insufficiency in the amounts available to satisfy in full the aggregate amount of interest which is due in respect of the Bonds other than arising as a result of a withholding or deduction for or on account of tax in respect of amounts due from the Charity to the Issuer under the Loan Agreement.

## **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 or by cheque in Sterling drawn on a bank in London.

### **9.2 Payments in respect of the Global Bond**

Payments of principal in respect of each Bond represented by the Global Bond will (subject as provided below) be made against presentation and surrender of the Global Bond 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 Global Bond appearing in the Register at the close of business on the 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**" means a bank in London.

Payments of interest in respect of each Bond represented by the Global Bond will be made by transfer to the Designated Account of the holder (or the first named of joint holders) of the Global Bond appearing in the Register at the close of business on the 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.

### **9.3 Payments subject to Fiscal and Other Laws**

Payments on the Bonds will be subject in all cases to (i) any fiscal or other laws and regulations applicable thereto in the place of payment, but without prejudice to the provisions of Condition 11 and (ii) any withholding or deduction required pursuant to an agreement described in Section 1471(b) of the US 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 (without prejudice to the provisions of Condition 11) any law implementing an intergovernmental agreement in relation thereto.

#### **9.4 General provisions applicable to payments**

The holder of the Global Bond shall be the only person entitled to receive payments in respect of Bonds represented by the Global Bond and payment by or on behalf of the Issuer to, or to the order of, such holder of the Global Bond will discharge the Issuer's obligations 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 principal amount of Bonds represented by the Global Bond must look solely to Euroclear or Clearstream, Luxembourg, as the case may be, for his share of each payment so made by or on behalf of the Issuer to, or to the order of, the holder of such Global Bond.

None of the Issuer, the Trustee, the Origination Manager, the Loan Management Servicer, the Administration Services Provider or the Paying or Transfer 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 Global Bond or for maintaining, supervising or reviewing any records relating to such beneficial ownership interests.

#### **9.5 Payment Day**

If the date for payment of any amount in respect of any Bond 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) 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.

#### **9.6 Interpretation of principal and interest**

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

- (a) the Final Redemption Amount of the Bonds;
- (b) the Sterling Make-Whole Redemption Amount of the Bonds; and
- (c) any other amounts (other than interest) which may be payable by the Issuer under or in respect of the Bonds.

### **10. REDEMPTION AND PURCHASE**

#### **10.1 Redemption at maturity**

Subject to Condition 10.3, unless previously redeemed or purchased and cancelled as specified below, each Bond will be redeemed on 24 September 2029 (the "**Expected Maturity Date**") in Sterling by the Issuer at its principal amount outstanding (the "**Final Redemption Amount**") together with accrued but unpaid interest to (but excluding) the Expected Maturity Date.

No payments of principal under the Bonds shall be made prior to the Expected Maturity Date except on an early redemption of the Bonds in accordance with Condition 10.2 or upon the Bonds becoming due and payable in accordance with Condition 13.

#### **10.2 Redemption following prepayment of the Loan at the option of the Charity**

If, in accordance with the Loan Agreement, the Charity elects to prepay the Loan as and when permitted to do so under the terms of the Loan Agreement, then the Issuer will redeem all, but not some only, of the Bonds on the Optional Loan Prepayment Date and, for the avoidance of doubt, all Retained Bonds (if any) shall be cancelled.

In these Conditions, "**Optional Loan Prepayment Date**" means any date on which the Charity prepays the Loan under the Loan Agreement.

Each Bond redeemed pursuant to this Condition 10.2 will be redeemed in Sterling by the Issuer at the Sterling Make-Whole Redemption Amount.

In these Conditions "**Sterling Make-Whole Redemption Amount**" means an amount which is equal to the higher of (i) 100 per cent. of the outstanding principal amount of the Bonds to be redeemed and (ii) the outstanding principal amount of the Bonds to be redeemed multiplied by the price, as reported to the Issuer and the Trustee by the Financial Adviser, at which the Gross Redemption Yield on such Bonds to the Expected Maturity Date or, if the Charity has deferred repayment of the Loan as contemplated by Condition 10.3, the Legal Maturity Date on the Reference Date is equal to the Gross Redemption Yield (determined by reference to the middle market price) at 11.00 a.m. (London time) on the Reference Date of the FA Selected Bond plus 0.50 per cent., all as determined by the Financial Adviser plus, in each case, any accrued interest on the Bonds to, but excluding, the Optional Loan Prepayment Date.

The Issuer will give not less than 15 nor more than 30 days' notice to the Trustee and the Agent and, in accordance with Condition 16, the Bondholders (which notice shall be irrevocable), prior to the date of redemption of the Bonds pursuant to this Condition 10.2.

### **10.3 Deferral of principal**

In the event that the Charity elects not to pay in full the amount of principal otherwise due on the Loan on the Expected Maturity Date in accordance with the terms of the Loan Agreement (the "**unpaid principal**"), the total principal amount otherwise due and payable on each Bond that is referable to the unpaid principal under the Loan (as calculated by a Financial Adviser) shall be deemed not to be due and payable on the Expected Maturity Date and such amount shall instead be deferred in accordance with this Condition 10.3 (the "**Deferred Principal**").

Amounts in respect of Deferred Principal shall become due and payable on 24 September 2031 (the "**Legal Maturity Date**"). Interest shall continue to accrue on Deferred Principal in accordance with Condition 8 until the date on which such Deferred Principal is paid.

Notice of the application of this Condition 10.3 (including the amount of any unpaid principal and the subsequent receipt of any unpaid principal) shall be given by the Issuer to the Trustee, the Registrar, the Paying Agents, any stock exchange on which the Bonds are for the time being listed and, in accordance with Condition 16, the Bondholders, as promptly as practicable in the circumstances.

### **10.4 Purchases**

The Issuer may not at any time purchase Bonds other than Retained Bonds (if any).

The Charity may at any time purchase Bonds in the open market or otherwise at any price, provided that, following any such purchase, the Charity shall surrender the Bonds to or to the order of the Issuer for cancellation. A principal amount equal to the principal amount of the Bonds being surrendered shall be deemed to be prepaid under the Loan Agreement (but, for the avoidance of doubt, without triggering a redemption under Condition 10.2).

If the Charity purchases any Bonds pursuant to this Condition 10.4, the Issuer shall cancel all Retained Bonds (if any).

### **10.5 Cancellation**

All Bonds which are redeemed, or purchased by the Charity and surrendered for cancellation, will forthwith be cancelled. All Bonds so cancelled shall be forwarded to the Agent and cannot be reissued or resold.

The Issuer may cancel any Retained Bonds held by it or on its behalf at any time following a request by the Charity, pursuant to the Loan Agreement, to cancel a corresponding amount of the undrawn portion of the Commitment (as defined in the Loan Agreement).

## 11. TAXATION

All payments in respect of the Bonds by or on behalf of the Issuer shall be made without withholding or deduction for, or on account of, any present or future taxes, duties, assessments or governmental charges of whatever nature ("**Taxes**"), unless the withholding or deduction of the Taxes is required by applicable law. In that event, the Issuer or, as the case may be, the relevant Paying Agent shall make such payment after the withholding or deduction has been made and shall account to the relevant authorities for the amount required to be withheld or deducted. Neither the Issuer nor any Paying Agent shall be obliged to make any additional payments to Bondholders in respect of such withholding or deduction.

## 12. PRESCRIPTION

Claims in respect of principal and interest in respect of the Bonds will become prescribed unless made within 10 years (in the case of principal) and five years (in the case of interest) from the Relevant Date therefor.

For these purposes, the "**Relevant Date**" means a day on which such payment first becomes due, except that, if the full amount of the moneys payable has not been received by the Trustee or the Agent 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 Bondholders in accordance with Condition 16.

## 13. EVENTS OF DEFAULT AND ENFORCEMENT

### 13.1 Events of Default

The Trustee at its discretion may, and if so requested in writing by the holders of at least one-fifth in principal amount of the Bonds then outstanding (excluding the Retained Bonds (if any)) 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 absolute satisfaction), (but in the case of the happening of any of the events described in paragraphs (b) and (d) to (f) 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 Bondholders), give notice in writing to the Issuer that each Bond is, and each Bond shall thereupon immediately become, due and repayable at the Final Redemption Amount together with accrued but unpaid interest as provided in the Trust Deed (and the Security shall thereupon become enforceable) if any of the following events (each an "**Event of Default**") shall occur:

- (a) if default is made (subject as provided in Condition 10.3) in the payment of any principal or interest due in respect of the Bonds or any of them and the default continues for a period of six days in the case of principal and five days in the case of interest; or
- (b) if the Issuer fails to perform or observe any of its other obligations under the Conditions or the Trust Deed, insofar as they relate to the Bonds, 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 next following the service by the Trustee on the Issuer of notice requiring the same to be remedied; or
- (c) if any order is made by any competent court or resolution passed for the winding-up or dissolution of the Issuer, save for the purposes of reorganisation on terms previously approved in writing by the Trustee or by an Extraordinary Resolution; or
- (d) if the Issuer ceases or threatens to cease to carry on the whole or substantially all 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 stops payment of, or is unable 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

- (e) if (A) proceedings are initiated against the Issuer 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, liquidator, manager, administrator or other similar official, or an administrative or other receiver, liquidator, manager, administrator or other similar official is appointed, in relation to the Issuer 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 (B) in any case (other than the appointment of an administrator) is not discharged within 14 days;
- (f) if the Issuer 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); or
- (g) if (subject as provided in Condition 10.3) a default under the Loan Agreement is not remedied within 30 days of the occurrence thereof.

### **13.2 Enforcement**

The Trustee may at any time, at its discretion and without notice, take such proceedings and/or other action or steps (including lodging an appeal in any proceedings) against or in relation to the Issuer as it may think fit to enforce the provisions of the Trust Deed, the Bonds and/or (to the extent that they relate to the Bonds or otherwise) any of the other Issuance Facility Documents and at any time after the Security becomes enforceable the Trustee may take the action specified in the Trust Deed to enforce the same, but it shall not be bound to take any such proceedings or other steps or action unless (i) it shall have been so directed by an Extraordinary Resolution or so requested in writing by the holders of at least one-fifth in principal amount of the Bonds then outstanding (excluding the Retained Bonds (if any)) and (ii) it shall have been indemnified and/or secured and/or pre-funded to its satisfaction.

The Trustee may refrain from taking any action in any jurisdiction if the taking of such action in that jurisdiction would, in its opinion based upon legal advice in the relevant jurisdiction, be contrary to any law of that jurisdiction. Furthermore, the Trustee may also refrain from taking such action if it would otherwise render it liable to any person in that jurisdiction or if, in its opinion based upon such legal advice, it would not have the power to do the relevant thing in that jurisdiction by virtue of any applicable law in that jurisdiction or if it is determined by any court or other competent authority in that jurisdiction that it does not have such power.

No Bondholder shall be entitled to (i) take any steps or action against the Issuer to enforce the performance of any of the provisions of the Trust Deed, the Bonds and/or (to the extent that they relate to the Bonds) the Issuance Facility Documents or (ii) take any other proceedings (including lodging an appeal in any proceedings) in respect of or concerning the Issuer unless the Trustee, having become bound so to take such action, steps or proceedings, (a) fails so to do within a reasonable period or (b) is unable for any reason so to do and the failure or inability shall be continuing.

### **13.3 Limited Recourse**

Notwithstanding any other Condition or any provision of any Issuance Facility Document, all obligations of the Issuer to the Bondholders are limited in recourse to the Charged Assets. If:

- (a) there are no Charged Assets remaining which are capable of being realised or otherwise converted into cash;
- (b) all amounts available from the Charged Assets have been applied to meet or provide for the relevant obligations specified in, and in accordance with, the provisions of the Trust Deed; and
- (c) there are insufficient amounts available from the Charged Assets to pay in full, in accordance with the provisions of the Trust Deed, amounts outstanding under the Bonds (including payments of principal, premium and interest),

then the Bondholders shall have no further claim against the Issuer in respect of any amounts owing to them which remain unpaid (including, for the avoidance of doubt, payments of principal, premium and/or interest in respect of the Bonds) and such unpaid amounts shall be deemed to be discharged in full and any relevant payment rights shall be deemed to cease.

In addition, none of the Bondholders or the other Secured Parties shall be entitled at any time to institute against the Issuer, or join in any institution against the Issuer of, any bankruptcy, reorganisation, arrangement, insolvency or liquidation proceedings or other proceedings under applicable bankruptcy or similar law in connection with any obligations of the Issuer relating to the issuance of the Bonds, save for lodging a claim in the liquidation of the Issuer which is initiated by another party or taking proceedings to obtain a declaration or judgment as to the obligations of the Issuer and provided that the Trustee may enforce the Security and appoint an administrative or other receiver in accordance with the provisions of the Trust Deed.

### **14. REPLACEMENT OF BONDS**

Should any Bond be lost, stolen, mutilated, defaced or destroyed, it may be replaced at the specified office of the Registrar 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 or the Registrar may reasonably require. Mutilated or defaced Bonds must be surrendered before replacements will be issued.

### **15. PAYING AND TRANSFER AGENTS**

The names of the initial Paying and Transfer Agents and their initial specified offices are set out below.

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

- (a) there will at all times be an Agent and a Registrar; and
- (b) so long as the Bonds are listed on any stock exchange or admitted to listing or trading by any other relevant authority, there will at all times be a Paying Agent and a Transfer Agent 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.

Notice of any variation, termination, appointment or change in Paying Agents will be given to the Bondholders promptly by the Issuer in accordance with Condition 16.

In acting under the Agency Agreement, the Paying and Transfer 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 Bondholders. The Agency Agreement contains provisions permitting any entity into which any Paying and Transfer 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 paying and/or, as the case may be, transfer agent.

## **16. NOTICES**

For so long as all the Bonds are represented by the Global Bond and such Global Bond is held in its entirety on behalf of Euroclear and/or Clearstream, Luxembourg, all notices regarding the Bonds will be deemed to be validly given if delivered to Euroclear and/or Clearstream, Luxembourg for communication by them to the holders of the Bonds and, in addition, for so long as any Bonds 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 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 Bonds on the first Business Day following the day on which it is so delivered to Euroclear and/or Clearstream, Luxembourg.

## **17. MEETINGS OF BONDHOLDERS, MODIFICATION AND WAIVER**

### **17.1 Meetings of Bondholders**

The Trust Deed contains provisions for convening meetings (including by way of conference call or by use of a videoconference platform) of the Bondholders to consider any matter affecting their interests, including the sanctioning by Extraordinary Resolution of a modification of the Bonds 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 Bondholders holding not less than five per cent. in principal amount of the Bonds for the time being remaining outstanding (excluding the Retained Bonds (if any)). 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 principal amount of the Bonds for the time being outstanding (excluding the Retained Bonds (if any)), or at any adjourned meeting one or more persons being or representing Bondholders whatever the principal amount of the Bonds so held or represented, except that at any meeting the business of which includes the modification of certain provisions of the Bonds or the Trust Deed (including modifying the date of maturity of the Bonds or any date for payment of interest thereon, reducing or cancelling the amount of principal or the rate of interest payable in respect of the Bonds or altering the currency of payment of the Bonds), the quorum shall be one or more persons holding or representing not less than two-thirds in principal amount of the Bonds for the time being outstanding (excluding the Retained Bonds (if any)), or at any adjourned such meeting one or more persons holding or representing not less than one-third in principal amount of the Bonds for the time being outstanding (excluding the Retained Bonds (if any)). 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 three-quarters of the votes cast on such resolution, (ii) a resolution in writing signed by or on behalf of the holders of not less than three-quarters in principal amount of the Bonds for the time being outstanding (excluding the Retained Bonds (if any)) 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 three-quarters in principal amount of the Bonds for the time being outstanding (excluding the Retained Bonds (if any)), shall, in each case, be effective as an Extraordinary Resolution of the Bondholders. An Extraordinary Resolution passed by the Bondholders shall be binding on all the Bondholders, whether or not they are present at any meeting and whether or not they voted on the resolution.

### **17.2 Modification and Waiver**

The Trustee may agree, without the consent of the Bondholders, to any modification of, or to the waiver or authorisation of any breach or proposed breach of, any of the provisions of the Bonds, the Trust Deed or the Agency Agreement or determine, without any such consent as aforesaid, that any Event of Default or Notification Event (as defined in the Trust Deed) 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 Bondholders 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. Any such modification shall be binding on the Bondholders and any such modification shall be notified to the Bondholders in accordance with Condition 16 as soon as practicable thereafter.

### **17.3 Trustee to have regard to interests of Bondholders as a class**

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 Bondholders as a class (but shall not have regard to any interests arising from circumstances particular to individual Bondholders whatever their number) and, in particular but without limitation, shall not have regard to the consequences of any such exercise for individual Bondholders (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 Bondholder 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 Bondholders.

## **18. 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 and liability towards the Issuer and the Bondholders, including (i) provisions relieving it from taking action unless indemnified and/or secured and/or pre-funded to its satisfaction and (ii) provisions limiting or excluding its liability in certain circumstances. The Trust Deed provides that, when determining whether an indemnity or any security or pre-funding is satisfactory to it, the Trustee shall be entitled (i) to evaluate its risk in any given circumstances by considering the worst-case scenario and (ii) to require that any indemnity or security given to it by the Bondholders or any of them be given on a joint and several basis and be supported by evidence satisfactory to it as to the financial standing and creditworthiness of each counterparty and/or as to the value of the security and an opinion as to the capacity, power and authority of each counterparty and/or the validity and effectiveness of the security.

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, (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 Bondholders, 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.

## **19. FURTHER ISSUES**

The Issuer shall be at liberty from time to time without the consent of the Bondholders to create and issue:

- (a) further Bonds having terms and conditions the same as the Bonds or the same in all respects save for the amount and date of the first payment of interest thereon, secured on the same assets (and any further loan that pursuant to which the proceeds of issue of such Bonds are on-lent to the Charity) and so that the same shall be consolidated and form a single Series with the outstanding Bonds; and/or
- (b) other bonds pursuant to the Issuance Facility on such terms and conditions as the Issuer may elect, subject to the terms of the Issuance Facility Agreements and provided that such other bonds are not secured upon the Charged Assets.

**20. CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999**

No person shall have any right to enforce any term or condition of the Bonds 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.

**21. GOVERNING LAW**

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

# C

## **APPENDIX C**

### **FORM OF THE BONDS**

**This following section sets out the legal form in which the Bonds will be issued, including that the legal title to the Bonds is expected to be held by a common depository on behalf of certain clearing systems and that investors will trade beneficial interests in the Bonds electronically in certain clearing systems.**

# FORM OF THE BONDS

## General

Pursuant to the Agency Agreement (as defined in Appendix B ("*Terms and Conditions of the Bonds*")), the Agent shall arrange that, where a further Tranche of Bonds is issued which is intended to form a single Series with the Bonds at a point after the Issue Date of the further Tranche, the Bonds of such further Tranche shall be assigned a common code and ISIN which is different from the common code and ISIN assigned to the Bonds until such time as such Tranche is consolidated with the Bonds to form a single Series, which shall not be prior to the expiry of the distribution compliance period (as defined in Regulation S) applicable to 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 as may otherwise be approved by the Issuer, the Agent, the Registrar and the Trustee for the purposes of clearing the Bonds.

No Bondholder shall be entitled to proceed directly against the Issuer unless the Trustee, having become bound so to proceed, fails so to do within a reasonable period and the failure shall be continuing.

## CREST depository interests

In certain circumstances, investors may also hold interests in the Bonds through CREST through the issue of CDIs representing interests in Underlying Bonds. CDIs are independent securities constituted under English law and transferred through CREST and will be issued by CREST Depository Limited pursuant to the global deed poll dated 25 June 2001 (as subsequently modified, supplemented and/or restated). Neither the Bonds nor any rights attached to the Bonds will be issued, settled, held or transferred within the CREST system other than through the issue, settlement, holding or transfer of CDIs. CDI Holders will not be entitled to deal directly in the Bonds and, accordingly, all dealings in the Bonds will be effected through CREST in relation to the holding of CDIs. You should note that the CDIs are the result of the CREST settlement mechanics and are not the subject of this Prospectus.

# D

## APPENDIX D

### LOAN AGREEMENT

**The Issuer and the Charity will enter into a Loan Agreement substantially in the form set out below for the purpose of recording the Loan by the Issuer to the Charity of the proceeds of issue of the Bonds and the repayment of principal and payment of interest by the Charity in respect of such Loan.**

# LOAN AGREEMENT

THIS AGREEMENT is dated 24 March 2026 and is made

**BETWEEN:**

- (1) **GREENSLEEVES HOMES TRUST**, registered in England as a registered charity with registration number 1060478, whose registered office is at 138 Cheapside, London EC2V 6BJ (the "**Charity**"); and
- (2) **RCB BONDS PLC**, as lender, a public limited company incorporated under the laws of England and Wales with company number 08940313, whose registered office is at Future Business Centre, King's Hedges Road, Cambridge CB4 2HY (the "**Lender**").

**IT IS AGREED** as follows:

## 1. DEFINITIONS AND INTERPRETATION

### 1.1 Definitions

In this Agreement:

"**Accounting Standards**" means applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 (The Financial Reporting Standard applicable in the UK and Republic of Ireland) or any other accounting principles adopted by the Charity from time to time;

"**Adjusted Rate of Interest**" has the meaning given to that term in Condition 8.4;

"**Adjusted Turnover**" means the amount described as income for charitable activities as determined (in respect of any particular financial year) from the most recent Financial Statements or (in respect of any other 12-month period) by reference to an Auditors' Certificate;

"**Arrangement Fee**" means the sum of the following, without double counting:

- (a) an amount per annum equal to 0.1 per cent. of the total Outstanding Balance on the Issue Date, or, if there have been any Retained Advances, on the most recent Retained Advance Date (as may be adjusted by the Lender in accordance with Clause 3.1(b));
- (b) the fees, costs, charges, expenses and liabilities due to the Trustee together with any amount in respect of VAT payable thereon insofar as they relate to action to be taken by the Trustee in connection with a waiver, consent or amendment in relation to the provisions of the Bonds and/or this Agreement that has been requested by the Charity (including, for the avoidance of doubt, any such amounts which have been agreed between the Lender and the Trustee to be of an exceptional nature or otherwise outside the scope of the normal duties of the Trustee pursuant to the Trust Deed insofar as they relate to the provisions of the Bonds and/or this Agreement);
- (c) all fees, costs and expenses payable from time to time by the Lender in relation to or in connection with the Bonds, including those payable to any arranger, manager or dealer (including fees and commissions payable pursuant to any subscription agreement) (howsoever described) appointed in connection with the Bonds (including out of pocket and legal expenses of such arranger, manager or dealer and any amount of VAT payable thereon), any trustee, paying agent or other agent, transfer agent, registrar, calculation agent, account bank, the United Kingdom Financial Conduct Authority or any stock exchange (together with, in each case, any amount in respect of VAT payable thereon);

- (d) all fees, costs and expenses payable by the Lender in relation to or in connection with the Bonds incurred pursuant to the Issuance Facility Documents and the Custody Agreement (as defined in the Conditions) (if applicable) (together with any amounts of VAT payable thereon) including those payable to any bond trustee (but excluding those amounts payable pursuant to paragraph (b) of this definition), paying agent or other agent, transfer agent, registrar, calculation agent, account bank, the United Kingdom Financial Conduct Authority, custodian or any stock exchange;
- (e) all fees, costs and expenses payable by (or on behalf of) the Issuer incurred, from time to time, in relation to the Bonds in connection with producing and/or amending and/or replacing any document or documents required by Regulation (EU) No 1286/2014 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 (the "**UK PRIIPs Regulation**") including, without limitation, a key information document (as that term is used in the UK PRIIPs Regulation); and
- (f) all fees, costs and expenses (including in relation to any tax or legal advice) payable by the Lender incurred, from time to time, pursuant to the sale of any Retained Bonds or the making of any Retained Advances, together with any amounts of VAT payable thereon.

"**Auditors' Certificate**" means a certificate signed by the auditors of the Group;

"**Authorisation**" means an authorisation, consent, approval, resolution, licence, exemption, filing, notarisation or registration;

"**Balancing Amount**" has the meaning given to it in Clause 9.1(b);

"**Bondholder**" has the meaning given to it in the Conditions;

"**Bonds**" means the Stepped Coupon Bonds due 24 September 2029 issued by the Issuer on the Issue Date, including the Retained Bonds;

"**Business Day**" means a day (other than a Saturday or Sunday) on which commercial banks and foreign exchange markets settle payments and are open for general business in London;

"**Cash**" means, at any time, the pounds sterling (and not, for the avoidance of doubt, any other currency) amounts described as bank and cash balances of the Group at such time but excluding, for the avoidance of doubt, any Repayment Funds or Balancing Amounts (and provided such balances are not subject to any Security in favour of any other person);

"**Cash Equivalent Investments**" means at any time (a) direct obligations of the government of the United Kingdom or of any agency or instrumentality of the government of the United Kingdom which is guaranteed by the government of the United Kingdom; (b) demand and time deposits in, certificates of deposit of and bankers' acceptances issued by any bank or building society subject to, *inter alia*, such bank or building society having a credit rating for its senior unsecured obligations, in the case of a United Kingdom bank or building society, of not less than A from S&P and/or A2 from Moody's, and, in the case of any other bank or building society, of not less than AA- from S&P and/or Aa3 from Moody's; and (c) money market funds with a rating of AAA from S&P and Aaa from Moody's, beneficially owned, in each case, by any member of the Group at such time; provided that, in the case of (a) and (b) above, the maturity of such obligation at the time of purchase or deposit shall not be more than 365 days; in the case of (c) above, the relevant money market fund shall be capable of providing liquidity in no more than three Business Days; and, in all cases, such investment shall be denominated in pounds sterling; and further provided that, in each case, such assets are not subject to any Security in favour of any other person;

"**Charged Account**" has the meaning given to it in Clause 9.1(b);

"**Code**" means the U.S. Internal Revenue Code of 1986;

"**Commitment**" means £[●];

"**Commitment Agreement**" means the commitment agreement entered into between, among others, the Lender and the Charity dated on or around 20 March 2026;

"**Committed Disposal**" means a sale of:

- (a) the care home named "Kingston House" and referred to as such in the table under the heading "Property Portfolio" in the Prospectus;
- (b) a development site in Newport Pagnell and referred to under the heading "Property Portfolio" in the Prospectus; or
- (c) the closed care home named "Croxley House" and referred to under the heading "Property Portfolio" in the Prospectus,

in each case being disposals to which the Charity has committed (subject to the satisfaction of certain conditions precedent) as at the date of this Agreement;

"**Committed Lease**" means the lease of a care home in Westfield, East Sussex, as referred to under the heading "Property Portfolio" in the Prospectus, which the Charity has committed to lease (subject to the satisfaction of certain conditions precedent) as at the date of this Agreement;

"**Compliance Certificate**" means a certificate substantially in the form of Schedule 1 to this Agreement;

"**Conditions**" means the terms and conditions of the Bonds (in the form in place as at the Issue Date) as set out in Schedule 1 to the Supplemental Trust Deed;

"**Default**" means an Event of Default or a Potential Event of Default;

"**Deferred Loan**" has the meaning given to it in Clause 4.2;

"**Event of Default**" means any event or circumstance specified in Clause 10 (*Events of Default*);

"**Expected Maturity Date**" has the meaning given to it in the Conditions;

"**Expected Rent**" means, in respect of any date, the aggregate cash amount payable in the following 12 months by the Group in respect of rent under all property lease agreements (which, for the avoidance of doubt, shall include operating, finance or capital leases) in accordance with the terms of such property lease agreements;

"**Extraordinary Resolution**" has the meaning given to it in the Trust Deed;

"**FATCA**" means Sections 1471 through 1474 of the Code (including any regulations thereunder or official interpretations thereof), intergovernmental agreements between the United States and other jurisdictions facilitating the implementation thereof, and any law implementing any such intergovernmental agreements;

"**FATCA Withholding**" means any withholding or deduction required pursuant to an agreement described in Section 1471(b) of the Code or otherwise imposed pursuant to FATCA;

**"Financial Covenant"** means any covenant or equivalent provision the primary purpose of which is to limit or measure Financial Indebtedness by measuring it against equity, assets, total capital or operating surplus;

**"Financial Indebtedness"** means any indebtedness for or in respect of:

- (a) moneys borrowed;
- (b) any amount raised by acceptance under any acceptance credit facility or dematerialised equivalent;
- (c) any amount raised pursuant to any note purchase facility or the issue of bonds, notes, debentures, loan stock or any similar instrument;
- (d) any amount raised as a result of a sale, transfer or disposal of any of its assets on terms whereby they are or may be leased to or reacquired by the Charity or a member of the Group, as the case may be;
- (e) the amount of any liability in respect of any lease or hire purchase contract which would, in accordance with the relevant Accounting Standards, be treated as a finance or capital lease;
- (f) receivables sold or discounted (other than any receivables to the extent they are sold on a non-recourse basis);
- (g) any amount raised under any other transaction (including any forward sale or purchase agreement) having the commercial effect of a borrowing;
- (h) any derivative transaction entered into in connection with protection against or benefit from fluctuation in any rate or price (and, when calculating the value of any derivative transaction, only the marked to market value shall be taken into account);
- (i) any counter-indemnity obligation in respect of a guarantee, indemnity, bond, standby or documentary letter of credit or any other instrument issued by a bank or financial institution; and
- (j) the amount of any liability in respect of any guarantee or indemnity for any of the items referred to in paragraphs (a) to (i) above;

**"Financial Statements"** means (i) for so long as the Charity prepares its audited financial statements in accordance with the Accounting Standards, the audited financial statements of the Charity or, if applicable, the audited consolidated financial statements of the Charity for the relevant period; and (ii) in respect of any period where the Charity no longer prepares its audited financial statements in accordance with the Accounting Standards, the financial statements of the Charity or, if applicable, the consolidated financial statements of the Charity that would have been prepared in respect of such period had such financial statements been prepared in accordance with the Accounting Standards;

**"Fixed Asset Disposal Proceeds"** has the meaning given to it in Clause 9.5;

**"Fixed Asset Disposal Repayment Funds"** means, at any time, the cash balance on any account in the name of the Charity and to which the Charity is beneficially entitled at such time that has been designated by the Charity to be used solely for the purpose of (i) making payments pursuant to Clauses 4.1, 4.2, 5.1 or 5.2 or (ii) making one or more Permitted Acquisitions and/or Permitted Developments (provided, in any case, that such balances are not subject to any Security in favour of any other person);

"**Fixed Assets**" means the amounts described as fixed assets as determined from the most recent Financial Statements;

"**Floating Charge**" means a floating charge over all or any part of the assets of any member of the Group other than any floating charge arising as a result of a recharacterisation by the courts of any fixed charge over or in relation to any real property of any member of the Group;

"**Group**" means the Charity and any subsidiaries it may have from time to time;

"**Initial Actual Advance Amount**" means an amount equal to £[●]<sup>1</sup>, being the gross proceeds of the Bonds issued by the Issuer on the Issue Date;

"**Initial Advance**" means the principal amount of the Bonds issued by the Issuer on the Issue Date, excluding the Retained Bonds;

"**Interest Payment Date**" means 24 March and 24 September in each year commencing on 24 September 2026 up to and including the Expected Maturity Date or, if the Outstanding Balance is not repaid in full pursuant to the terms of Clause 4.1 (*Repayment on Expected Maturity Date*), the Legal Maturity Date;

"**Issue Date**" has the meaning given to that term in the Conditions;

"**Issuer**" means RCB Bonds PLC;

"**Lease Incurrence Date**" means the date that any member of the Group enters into a new property lease agreement that is not a Committed Lease;

"**Legal Maturity Date**" has the meaning given to it in the Conditions;

"**Loan**" means the aggregate principal amount of the Initial Advance and any Retained Advances made under this Agreement;

"**Loan Interest Period**" has the meaning given to it in Clause 3.2;

"**Loan Management Servicer**" means Allia Bond Services Limited;

"**Master Trust Deed**" means the master trust deed dated 26 June 2014 between the Lender and the Trustee, as modified and/or supplemented and/or restated from time to time;

"**Maturity Date**" means the Expected Maturity Date or the Legal Maturity Date (as applicable);

"**Moody's**" means Moody's Investors Service Limited or any of its successors or affiliates;

"**Outstanding Balance**" means the amount of the Loan less the aggregate of all amounts of principal paid or deemed to be paid by the Charity prior to such time;

"**Party**" means a party to this Agreement;

"**Permitted Acquisition**" means the acquisition of a Property:

- (a) as a replacement for a reasonably similar Property (in the opinion of the Charity) that was disposed of by the Group after the date of this Agreement; or
- (b) from a member of the Group;

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<sup>1</sup> To be equal to the Issue Price multiplied by the Initial Advance

**"Permitted Development"** means any development:

- (a) of a Property commenced prior to the date of this Agreement; or
- (b) to maintain, improve or upgrade:
  - (i) Properties owned by a member of the Group on the date of this Agreement;
  - (ii) Properties acquired pursuant to a Permitted Acquisition; or
  - (iii) the leasehold care home in Westfield, East Sussex, as referred to under the heading "Property Portfolio" in the Prospectus, which the Charity has committed to lease (subject to the satisfaction of certain conditions precedent) as at the date of this Agreement,

in each case in the ordinary course of business of the Group (in the opinion of the Charity, acting reasonably);

**"Person"** means any individual, corporation, partnership, joint venture, association, joint-stock company, trust, unincorporated organisation, limited liability company, government or any agency or political subdivision thereof or any other entity;

**"Potential Event of Default"** means any event or circumstance specified in Clause 10 (*Events of Default*) which would (with the expiry of a grace period, the giving of notice or the making of any determination under this Agreement) be an Event of Default;

**"Properties"** means all estates or interests in any freehold, leasehold, heritable or other immovable property situated in the United Kingdom (each a **"Property"**);

**"Prospectus"** means the prospectus dated 20 February 2026 for use in connection with the issue of the Bonds;

**"Purchase Date"** has the meaning given to it in Clause 5.2;

**"Purchase Price"** has the meaning given to it in Clause 5.2;

**"Rate of Interest"** has the meaning given to that term in Condition 8.1;

**"Rate of Loan Interest"** has the meaning given to it in Clause 3.2(a);

**"Relevant Credit Facility"** has the meaning given to it in Clause 9.2;

**"Relevant Fixed Asset"** has the meaning given to it in Clause 9.5;

**"Remediation Date"** has the meaning given to it in Clause 9.1(b);

**"Repayment Funds"** means, at any time, the sum of (i) the cash balance on any account in the name of the Charity and to which the Charity is beneficially entitled at such time that has been designated by the Charity to be used solely for the purpose of making payments pursuant to Clauses 4.1, 4.2, 5.1 or 5.2 (provided such balances are not subject to any Security in favour of any other person); and (ii) any Fixed Asset Disposal Repayment Funds;

**"Retained Advance"** means the principal amount of the Retained Bonds sold, in whole or in part, and made available to the Charity on a Retained Advance Date as set out in the relevant Retained Advance Request;

**"Retained Advance Date"** means such date on which the Lender makes an advance of the Retained Bond Actual Advance Amount to the Charity as set out in the relevant Retained Advance Request;

**"Retained Advance Repeating Representations"** means each of the representations set out in Clause 4 (*Representations and Covenants*) of the Commitment Agreement other than Clauses 4.1(c) and 4.1(o);

**"Retained Advance Request"** means the further advance request in the form set out in Schedule 2 (*Retained Advance Request*) submitted by the Charity and agreed by the Lender from time to time pursuant to Clauses 2.3 and 2.4;

**"Retained Bond Actual Advance Amount"** means the gross sale proceeds of the Retained Bonds sold, in whole or in part, by the Issuer on a Retained Advance Date as set out in the relevant Retained Advance Request;

**"Retained Bonds"** means the Bonds purchased by the Issuer on the Issue Date and held by or on behalf of the Issuer from time to time; *provided, however*, that, if the Issuer does not purchase any Bonds on the Issue Date to be held by or on behalf of the Issuer, there will not be any Retained Bonds and references in this Agreement to Retained Advance, Retained Advance Date, Retained Advance Repeating Representations, Retained Advance Request, Retained Bond Actual Advance Amount and Retained Bonds shall be construed accordingly;

**"Revaluation"** means a valuation of all or any Fixed Assets carried out by external valuers on an open market basis;

**"S&P"** means S&P Global Ratings Europe Limited or any of its successors or affiliates;

**"Scheduled Rate of Loan Interest"** has the meaning given to it in Clause 3.2(a);

**"Secured Borrowing"** has the meaning given to it in Clause 9.4;

**"Secured Borrowings Ratio"** has the meaning given to it in Clause 9.4;

**"Security"** means a mortgage, charge, pledge, lien, assignment, hypothecation or other security interest securing any obligation of any person or any other agreement or arrangement having a similar effect;

**"Sterling Make-Whole Redemption Amount"** has the meaning given to that term in the Conditions;

**"Supplemental Trust Deed"** means the supplemental trust deed dated as of the Issue Date between the Lender and the Trustee;

**"Tangible Fixed Assets"** means the amounts described as tangible fixed assets as determined from the most recent Financial Statements, save for those which are subject to any Security in favour of any other person;

**"Tax"** means any tax, levy, impost, duty or other charge or withholding of a similar nature (including any penalty or interest payable in connection with any failure to pay or any delay in paying any of the same);

**"Testing Date"** means the last day of the financial year of the Group as per the Financial Statements;

**"Total Cash Amount"** means the sum of Cash and Cash Equivalent Investments;

"**Total Unsecured Debt**" means all unsecured Financial Indebtedness of the Group as at the last day of each financial year of the Group, calculated by reference to the Financial Statements for such financial year;

"**Trust Deed**" means the Master Trust Deed as supplemented by the Supplemental Trust Deed, and as further modified and/or supplemented and/or restated from time to time;

"**Trustee**" means M&G Trustee Company Limited;

"**UK**" means the United Kingdom;

"**Uncharged Property Value**" means the value of the Group's Unencumbered Properties and Tangible Fixed Assets;

"**Unencumbered Properties**" means all Properties owned by the Group which are not subject to any Security (other than a Floating Charge) in favour of any other person, as valued for the purpose of drawing up the most recent Financial Statements; and

"**VAT**" means any Tax imposed in compliance with the Value Added Tax Act 1994 and legislation and regulations supplemental thereto and any other Tax of a similar nature whether imposed in a member state of the European Union in substitution for, or levied in addition to, such Tax referred to above or imposed elsewhere.

## 1.2 Interpretation

In this Agreement, except to the extent that the context requires otherwise:

- (a) references to a statute or statutory provision include that statute or provision as from time to time modified, re-enacted or consolidated;
- (b) use of the singular shall include the plural and vice versa;
- (c) headings are for ease of reference only and shall be ignored in interpreting this Agreement;
- (d) references to an agreement, deed, instrument, licence, code or other document (including this Agreement), or to a provision contained in any of these, shall be construed, at the particular time, as references to it as it may then have been amended, varied, supplemented, modified, suspended, assigned or novated;
- (e) the words "include" and "including" are to be construed without limitation;
- (f) a reference to a "judgment" includes any order, injunction, determination, award or other judicial or arbitral measure in any jurisdiction; and
- (g) a reference to any party to any agreement includes its successors in title, permitted assigns and permitted transferees.

## 2. LOAN

### 2.1 Loan

Subject to the terms of this Agreement, the Charity will borrow and the Lender will make available loans in an aggregate amount equal to the Commitment (subject to this Clause 2 and Clause 3.1 (*Fees*) and as from time to time reduced by prepayments in accordance with the terms hereof) on the Issue Date and on any Retained Advance Date.

- 2.2** On the Issue Date, the Lender will make an advance in an amount equal to the Initial Actual Advance Amount to the Charity.
- 2.3** The Charity may request further advances under this Agreement by notifying the Lender in writing from time to time. Upon such notification, the Lender and the Charity shall enter into commercial discussions (for a period of not more than ten days) in good faith, in relation to the sale of the Retained Bonds, in whole or in part, with a view to agreeing commercial terms.
- 2.4** Subject to Clause 2.3 above, the Lender shall sell the Retained Bonds (in whole or in part) and make an advance in an amount equal to the Retained Bond Actual Advance Amount to the Charity on the Retained Advance Date, provided that:
- (a) any sale and advance shall be made at the absolute discretion of the Lender;
  - (b) the Lender has received appropriate tax and legal advice including advice that such sale of Retained Bonds and making of Retained Advances (i) would not be adverse to the rights and interests of the Bondholders or the Lender; and (ii) does not adversely impact the transaction as a whole;
  - (c) commercial terms (including identifying suitable purchasers of the Retained Bonds and the terms of such sale) have been agreed with the Charity and a duly completed Retained Advance Request has been submitted by the Charity to the Lender setting out the terms of such Retained Advance;
  - (d) the proposed Retained Advance shall, immediately prior to the sale of the related Retained Bonds, be less than or equal to the Retained Bonds held by the Issuer at such time;
  - (e) the proposed Retained Advance shall be less than or equal to the Commitment then unutilised and not cancelled immediately prior to the making of such Retained Advance to the Charity;
  - (f) on such date, no Default is continuing or would result from the Retained Advance; and
  - (g) on such date, the Retained Advance Repeating Representations to be made by the Charity are true in all material respects in relation to it as at the Retained Advance Date as if made by reference to the facts and circumstances then existing. For the avoidance of any doubt, all references to the Issue Date in the Retained Advance Repeating Representations shall be construed as references to the Retained Advance Date.

## **2.5 Purpose**

The Charity shall apply all amounts raised by it under the Loan for or in advancement of purposes which are charitable under English law.

## **3. PRICING**

### **3.1 Fees**

- (a) In consideration for the Lender making available to the Charity the Loan and performing its administrative functions in connection with the Loan under this Agreement, the Charity shall pay to the Lender the amounts under paragraph (a) of the definition of Arrangement Fee in advance in equal half-yearly instalments, commencing on the Issue Date, two Business Days prior to each Interest Payment Date (excluding the Expected Maturity Date, or the Legal Maturity Date if repayment of the Outstanding Balance is deferred in accordance with Clause 4.2 (*Repayment on Legal Maturity Date*)), provided that, in the event the period from the Issue Date to the first Interest Payment Date is less or greater than six

months, the Charity shall pay an amount pro rata for that period, as notified by the Lender to the Charity prior to the Issue Date.

- (b) From the first anniversary of the Issue Date, the Lender may by notice in writing to the Charity on or about 31 August of each year increase the amount calculated pursuant to paragraph (a) of the definition of Arrangement Fee applicable for the calendar year commencing on the immediately following Interest Payment Date, provided that any percentage increase in such amount will not exceed the lesser of (i) the percentage increase in the United Kingdom Retail Price Index (or, in the event that such index ceases to be published, any comparable or replacement index substituted by the Lender at its discretion, acting reasonably) for such year; and (ii) 5 per cent.
- (c) On the Issue Date and each Interest Payment Date, the Charity shall pay to the Lender the amounts in respect of paragraphs (b) and/or (c) and/or (d) and/or (e) of the definition of Arrangement Fee, to the extent such amounts are then due and payable.
- (d) On each Retained Advance Date, the Charity shall pay to the Lender the amount in respect of paragraphs (b) and/or (c) and/or (d) and/or (e) and/or (f) of the definition of Arrangement Fee, to the extent such amounts are due and payable.
- (e) The Charity and the Lender acknowledge and agree that the Charity's obligation to pay any amounts in respect of the Arrangement Fee and the Charity's obligation to pay any amount to Allia C&C Ltd (in its capacity as the dealer manager or origination manager, as the case may be) as set out in the mandate letter dated 29 August 2024, the dealer manager agreement dated 20 February 2026 or the Commitment Agreement, as the case may be, may be satisfied by deducting such amounts (for the avoidance of doubt, without any double counting) from the amounts advanced by the Lender on or around the Issue Date and any Retained Advance Date in respect of the Loan.

### 3.2 Interest

- (a) Interest Rate:
  - (i) Following its advance on the Issue Date and on each Retained Advance Date, the rate of interest on the Loan up to but excluding the Expected Maturity Date is the applicable Rate of Interest (such rate of interest from time to time, the "**Scheduled Rate of Loan Interest**").
  - (ii) The rate of interest on the Loan from and including the Expected Maturity Date to but excluding the Legal Maturity Date is the Adjusted Rate of Interest (together with the Scheduled Rate of Loan Interest, the "**Rate of Loan Interest**").
- (b) Interest Payment Dates:
  - (i) The amount of interest payable by the Charity in respect of the Outstanding Balance for the period from and including each Interest Payment Date to but excluding the next Interest Payment Date (such Interest Payment Date being the "**Relevant Interest Payment Date**") (the "**Loan Interest Period**") shall be calculated by applying the applicable Rate of Loan Interest to the Outstanding Balance at the end of the relevant Loan Interest Period, dividing the product by two and rounding the resulting figure to the nearest one penny (halfpenny being rounded upwards) and shall be paid on the Relevant Interest Payment Date.
  - (ii) If interest is required to be calculated in respect of any other period, it shall be calculated on the basis of (i) the actual number of days from and including the first day of such period to but excluding the relevant payment date; (ii) divided by twice the actual number of days in the period from and including the most recent Interest Payment Date to but excluding the next

Interest Payment Date and multiplying this by the applicable Rate of Loan Interest and the Outstanding Balance.

### **3.3 Default Interest**

Interest which is not paid when due shall accrue interest at the applicable Rate of Loan Interest specified in Clause 3.2 (*Interest*) from and including the due date for payment to but excluding the date on which such interest is paid.

### **3.4 Payment Instructions**

The Charity agrees that it will make such payment instructions as are necessary to ensure the amounts that become due pursuant to this Clause 3 are paid to the Lender by 10am on the Business Day falling two Business Days prior to their becoming due.

## **4. REPAYMENT**

### **4.1 Repayment on Expected Maturity Date**

Subject to Sub-clause 4.2 (*Repayment on Legal Maturity Date*) and unless previously repaid pursuant to Clause 5 (*Prepayment*), the Charity must repay the Outstanding Balance in full on the Expected Maturity Date plus accrued but unpaid interest to but excluding the Expected Maturity Date.

### **4.2 Repayment on Legal Maturity Date**

The Charity may elect to defer repayment of the Outstanding Balance in full (but not in part) by giving not less than 30 nor more than 45 days' notice thereof to the Lender (which notice shall be irrevocable) prior to the Expected Maturity Date. Following such notice, the Outstanding Balance shall be deemed not to be due and payable on the Expected Maturity Date and shall instead be deferred for payment on the Legal Maturity Date (the "**Deferred Loan**").

**4.3** Interest shall continue to accrue on the Deferred Loan in accordance with Clause 3.2 (*Interest*) until the Legal Maturity Date.

**4.4** The Deferred Loan shall become due and payable on the Legal Maturity Date plus accrued but unpaid interest to but excluding the Legal Maturity Date.

**4.5** The Charity agrees that it will make such payment instructions as are necessary to ensure the amounts that become due pursuant to this Clause 4 are paid to the Lender by 10am on the Business Day falling two Business Days prior to their becoming due.

## **5. PREPAYMENT**

**5.1** Optional Prepayment: The Outstanding Balance may be prepaid in whole but not in part upon not more than 30 days' and not less than 15 days' notice (which notice shall be irrevocable) prior to the date of the proposed prepayment of the Outstanding Balance pursuant to this Clause 5 at the Sterling Make-Whole Redemption Amount.

**5.2** Prepayment due to Purchase of Bonds: If the Charity intends to purchase any Bonds in accordance with Condition 10.4 (*Purchases*), the Charity shall notify the Lender of the intended purchase date of the Bonds and the amount of such Bonds and, upon the date of purchase and surrender of such Bonds to the Lender for cancellation of such Bonds in accordance with the Conditions (the "**Purchase Date**"), the Outstanding Balance shall be deemed to have been prepaid on the Purchase Date in an amount equal to the principal amount of such Bonds (but, for the avoidance of doubt will not trigger any redemption of

the Bonds under Condition 10.2 (*Redemption following prepayment of the Loan at the option of the Charity*)).

- 5.3** The Charity shall not prepay all or any part of the Outstanding Balance except at the times and in the manner expressly provided for in this Agreement and shall not be entitled to re-borrow any amount repaid. In addition, the Charity may only prepay all or part of the Outstanding Balance if the Lender has received such tax and legal advice as it deems necessary in connection therewith, including advice that such prepayment (i) would not be adverse to the rights and interests of the Bondholders or the Lender; and (ii) does not adversely impact the transaction as a whole.
- 5.4** The Charity agrees that it will make such payment instructions as are necessary to ensure the amounts that become due pursuant to Clause 5.1 are paid to the Lender by 10am on the Business Day falling two Business Days prior to their becoming due.
- 5.5** On the prepayment of the Outstanding Balance by the Charity under Clause 5.1 or 5.2, the Commitment which, at that time, is unutilised shall immediately be cancelled.
- 5.6** On cancellation of any Retained Bonds by the Issuer following a request by the Charity under Condition 10.5 (*Cancellation*), a corresponding amount of the Commitment which, at that time, is unutilised shall be immediately cancelled.

## **6. TAXES**

- 6.1** The Charity shall make all payments made by it under this Agreement without any withholding or deduction unless required by applicable law and will take such reasonable steps as may be necessary from time to time to ensure that the gross amount of all payments due in respect of the Loan is paid to the Lender, free and clear of Taxes. For these purposes, the Lender confirms that it is a UK resident company.
- 6.2** All amounts expressed to be payable under this Agreement by the Charity which (in whole or in part) constitute the consideration for any supply for VAT purposes are exclusive of any VAT which is chargeable on that supply and, accordingly, if VAT is or becomes chargeable on any supply made by the Lender under this Agreement and the Lender is required to account to the relevant tax authority for the VAT, the Charity must pay to the Lender (in addition to and at the same time as paying any other consideration for such supply) an amount equal to the amount of that VAT (and the Lender must promptly provide an appropriate VAT invoice to the Charity).
- 6.3** Without prejudice to the generality of Clause 6.1 above, the Charity confirms that it is a registered charity within the meaning of the Charities Act 2011 and, on the basis of the confirmation made by the Lender in Clause 6.1 above, for the purposes of section 930(1)(b) Income Tax Act 2007, that it has a reasonable belief that payments of interest to the Lender are "excepted payments" by virtue of section 933 Income Tax Act 2007. Accordingly, the Charity undertakes to pay interest to the Lender under this Agreement without deduction or withholding on account of UK Tax unless and until:

(a)

- (i) it obtains information indicating that the Lender does not satisfy the condition in section 933 Income Tax Act 2007 (and it hereby confirms that as at the date of this Agreement it has obtained no such information), in which case the Charity shall notify the Lender of the details of that information as soon as practicable, giving the Lender the opportunity to respond to that information; or
- (ii) it receives a direction from an officer of Her Majesty's Revenue and Customs under section 931 Income Tax Act 2007 (and it hereby confirms that as at the date of this

Agreement it has received no such direction) in relation to payments made by the Charity to the Lender under this Agreement, in which case the Charity shall immediately notify the Lender of the receipt of such direction, but if such notice is subsequently revoked, the Charity shall pay interest under this Agreement without deduction or withholding for or on account of UK Tax; and

(b) the Lender's usual place of abode is outside the United Kingdom.

**6.4** Each Party shall, within ten Business Days of a reasonable request by the other Party, supply to that other Party such forms, documentation and other information relating to its status under FATCA as that other Party reasonably requests for the purposes of the other Party's compliance with FATCA.

## **7. COVENANTS**

### **7.1 Authorisations**

The Charity shall promptly obtain, comply with and do all that is necessary to maintain in full force and effect any Authorisation required under any law or regulation of its jurisdiction of incorporation to enable it to perform its obligations under this Agreement and to ensure the legality, validity, enforceability or admissibility in evidence in its jurisdiction of incorporation of this Agreement.

### **7.2 Compliance with Laws**

The Charity shall comply in all respects with all laws to which it may be subject if failure to so comply would materially impair its ability to perform its obligations under this Agreement.

### **7.3 Tax Residency**

The Charity represents that it is and has always been resident for Tax purposes only in the United Kingdom, and has not been and does not carry on business in any jurisdiction outside of the United Kingdom. The Charity shall do all that is necessary to remain resident for Tax purposes only in the United Kingdom and shall not carry on business in any jurisdiction outside of the United Kingdom.

### **7.4 Change of Business and Charitable Status**

The Charity shall do all that is necessary to maintain its charitable status under English law and shall procure that no substantial change is made to the general nature of the activities of the Charity from that carried on at the date of this Agreement.

### **7.5 FATCA**

The Charity will notify the Lender as soon as is practicable if the Charity is required to make any FATCA Withholding from any payment under this Agreement.

### **7.6 Limitations on Permitted Activities**

(a) Neither the Charity nor any member of the Group shall engage in any business unless such business falls within the charitable objects set out in the Charity's constitutional documents and is not materially prejudicial to the Lender.

(b) Neither the Charity nor any member of the Group shall, without the consent of the Issuer (acting on the instructions of an Extraordinary Resolution of the Bondholders), enter into any agreement to acquire or develop any Property unless, at time of entering into such agreement, such agreement would constitute or be for the purposes of a Permitted Acquisition or a Permitted Development.

- (c) Clause 7.6(b) above shall permanently cease to apply on and from the first date upon which the Group's cash flows from operating activities in the previous 12 months (as determined by reference to the Financial Statements relating to such period or (in respect of any other 12-month period) by reference to an Auditors' Certificate) is equal to or in excess of £1,000,000 (and, for the avoidance of doubt, the restriction in Clause 7.6(b) shall not be reinstated following such date even if the threshold in this Clause 7.6(c) is no longer equalled or exceeded as aforesaid).

## **8. INFORMATION COVENANTS**

The undertakings in this Clause 8 remain in force from the date of this Agreement for so long as any amount is outstanding under this Agreement.

### **8.1 Financial information**

- (a) The Charity shall supply to the Lender as soon as the same become available, but in any event within six months of the end of each of its financial years, its audited annual report and accounts for that financial year (consolidated if appropriate).
- (b) Without prejudice to Clause 8.1(a) above, in respect of a financial year where the Charity no longer prepares its audited financial statements in accordance with the Accounting Standards, the Charity shall also supply to the Lender, at the same time as it supplies its audited annual report and accounts pursuant to Clause 8.1(a) above, a copy of the financial statements for such financial year (consolidated if appropriate), restated as if they had been prepared in accordance with the Accounting Standards, and shall also provide to the Lender in writing such information as may be requested by the Lender to demonstrate how such financial standards have been prepared.
- (c) The Charity shall use its reasonable endeavours to supply to the Lender a trading update within (i) 60 days of the end of each half of a financial year; and (ii) 90 days of the end of each financial year.
- (d) At the same time as the Charity provides its audited annual report and accounts pursuant to Clause 8.1(a) above it shall give the Lender notice of an annual presentation for Bondholders to be held within 30 days of giving such notice.
- (e) The Charity shall supply to the Lender as soon as the same becomes available a copy of any Auditors' Certificate which the Charity has used for the purposes of determining compliance with the terms of this Loan Agreement.

### **8.2 Compliance Certificate**

- (a) The Charity shall supply to the Lender, (i) with each audited annual report and accounts delivered pursuant to Clause 8.1(a) (*Financial information*); and (ii) within 30 days of any Lease Incurrence Date, a Compliance Certificate setting out, *inter alia*, computations and confirmations as to compliance with Clause 9 (*Financial Covenants*) as at the Testing Date and, if applicable, the Lease Incurrence Date.
- (b) Each Compliance Certificate shall be signed by a director of the Charity.

### **8.3 Requirements as to financial statements**

Each set of audited annual report and accounts delivered by the Charity pursuant to Clause 8.1(a) (*Financial information*) shall be certified by a director of the relevant company as fairly representing its (or, as the case may be, its consolidated) financial condition as at the end of and for the period in relation to which those financial statements were drawn up.

### **8.4 Notification of Default**

- (a) The Charity shall notify the Lender of any Default (and the steps, if any, being taken to remedy it) promptly, and in any event within 30 days, upon becoming aware of its occurrence.
- (b) Promptly upon a request by the Lender, the Charity shall supply to the Lender a certificate signed by two of its directors or senior officers on its behalf certifying that no Default is continuing (or if a Default is continuing, specifying the Default and the steps, if any, being taken to remedy it), provided that the Lender may only request such certificate on two occasions per calendar year.

## **8.5 Annual Statement of Social Impact**

The Charity shall use its reasonable endeavours to supply to the Lender an annual statement of social impact at the same time as it supplies its audited annual report and accounts to the Lender pursuant to Clause 8.1(a) (*Financial statements*), such annual statement of social impact being in accordance with the guidance set out at Schedule 3 (*Guidance on Statement of Social Impact*).

## **8.6 Management**

The Charity shall promptly notify the Lender of any changes to the trustees or management of the Charity and shall provide such other information as reasonably requested by the Lender from time to time to enable the Lender to comply with its anti-money laundering and other related obligations.

## **8.7 Care Quality Commission Ratings**

The Charity shall notify the Lender promptly, and in any event within 30 days, of any rating decision by the Care Quality Commission concerning the Charity's services, and such notice shall include the details of the relevant rating decision.

## **9. FINANCIAL COVENANTS**

### **9.1 Financial Condition**

- (a) The Charity shall ensure that as at each Testing Date the sum of the Uncharged Property Value, the Total Cash Amount and any Repayment Funds shall not be less than 130 per cent, of the Total Unsecured Debt of the Group as determined by reference to its Financial Statements.
- (b) The Charity shall ensure that, as at each Lease Incurrence Date, Expected Rent does not exceed 8 per cent. of Adjusted Turnover, provided that where, as at a particular Lease Incurrence Date, Expected Rent exceeds 8 per cent. of Adjusted Turnover, this covenant shall be deemed to be satisfied if within three months of the relevant Lease Incurrence Date (the end of such three month period, the "**Remediation Date**"), the Charity deposits in an account (the "**Charged Account**"), charged to the benefit of the Lender, an amount (the "**Balancing Amount**") equal to the higher of (i) such amount as would be required to be deducted from Expected Rent to ensure that, as at the Lease Incurrence Date, Expected Rent would not have exceeded 8 per cent. of Adjusted Turnover; and (ii) the amount of interest payable by the Charity under this Agreement on the next Interest Payment Date, in each case less any amount already standing to the credit of the Charged Account immediately prior to the time at which the Charity makes such deposit. If no Balancing Amount is so deposited and charged by the relevant Remediation Date then this covenant shall not be satisfied from the day following such Remediation Date.
- (c) The Charity shall (subject to the subsequent operation of Clause 9.1(b) above) be entitled from time to time to reduce the amount then deposited in the Charged Account to: (i) (if Expected Rent exceeds 8 per cent. of Adjusted Turnover as at the reference date for the most recent Financial Statements or, as the case may be, for the relevant Auditors' Certificate, in each case most recently published or delivered (as applicable) after the last occurring Lease Incurrence Date) such amount as would be required to be deposited pursuant to Clause 9.1(b) above were the reference in limb (i) of Clause 9.1(b) to the "Lease

Incurrence Date" instead a reference to the reference date of such Financial Statements or, as the case may be, for the relevant Auditors' Certificate; or (ii) (if Expected Rent does not exceed 8 per cent. of Adjusted Turnover as at the reference date for the most recent Financial Statements or, as the case may be, for the relevant Auditors' Certificate, in each case most recently published after the last occurring Lease Incurrence Date) zero.

## 9.2 More Beneficial Covenants

- (a) If at any time the terms of any of the Charity's unsecured and unsubordinated debt (a "**Relevant Credit Facility**") contains a Financial Covenant and such Financial Covenant is not contained in this Agreement or would be more beneficial to the Lender than any analogous covenant in this Agreement, in each case whether existing on the date hereof or incorporated into this Agreement pursuant to this Clause 9.2, a director of the Charity shall promptly (but in any event within 10 Business Days of the occurrence thereof) provide written notice thereof to the Lender, which notice shall refer specifically to this Clause 9.2 and shall describe in reasonable detail the Financial Covenant and the relevant ratios or thresholds contained therein (and shall include a copy of the relevant portion of the Relevant Credit Facility evidencing such Financial Covenant) (a "**Covenant Notice**"). Upon receipt of a Covenant Notice, the Lender shall in turn promptly (but in any event within ten Business Days of the receipt of the Covenant Notice) provide written notice to the holders of the Bonds, which notice shall set out all the information contained in the Covenant Notice.
- (b) Upon receipt of a Covenant Notice by the Lender, the Financial Covenant subject to the notification shall be deemed automatically incorporated by reference into this Agreement, *mutatis mutandis*, as if set forth fully herein, without any further action required on the part of any person, effective as of the date when such Financial Covenant became effective under the Relevant Credit Facility.

## 9.3 Pari Passu Ranking

- (a) The Charity shall ensure that its payment obligations under this Agreement rank at least *pari passu* with the claims of all its other unsecured and unsubordinated creditors, except for obligations mandatorily preferred by law applying to registered charities generally.
- (b) The Charity will not, and will procure that no member of the Group will, create or have outstanding any Floating Charge upon, or with respect to, any of the assets owned by any member of the Group in favour of any other person unless the Charity, in the case of the creation of a Floating Charge, before or at the same time and, in any other case, promptly, takes any and all action necessary to ensure that all amounts payable by it under this Loan to the Lender are secured by a Floating Charge equally and rateably with the Floating Charge being provided to such other person.

## 9.4 Limitation on Secured Borrowing

- (a) The Charity will not, and will procure that no member of the Group will, create, assume or permit to subsist any Security upon the whole or any part of its present or future undertaking, assets or revenues (including any uncalled capital) to secure any Financial Indebtedness or to secure any guarantee or indemnity in respect of any Financial Indebtedness (a "**Secured Borrowing**") unless immediately after incurring such Secured Borrowing the ratio of (i) the Charity's total Secured Borrowings to (ii) the sum of the Fixed Assets, the Total Cash Amount and any Repayment Funds is not greater than 1:4 (the "**Secured Borrowings Ratio**").
- (b) The Secured Borrowings Ratio shall be tested as at the date of incurrence of the relevant Secured Borrowing and, in respect of Fixed Assets and Secured Borrowings only, will be calculated by reference to the last Financial Statements, adjusted to reflect (i) any acquisition or disposal of Fixed Assets (including any Fixed Assets acquired at the same time the relevant Secured Borrowing is incurred) after

the date of the last Financial Statements, in each case as adjusted by any subsequent Revaluation and (ii) the incurrence or repayment of any Secured Borrowings after the date of the last Financial Statements.

#### **9.5 Disposal of Fixed Assets**

Within 10 Business Days of any disposal (whether by way of sale, lease, licence, transfer or otherwise) by the Charity of any Fixed Asset or of any other asset which would constitute a Fixed Asset were Financial Statements to be prepared as at the date of such disposal (a "**Relevant Fixed Asset**"), the Charity shall pay a cash amount (the "**Fixed Asset Disposal Proceeds**") that is equivalent to at least 50 per cent. of the proceeds of such disposal, after deduction of any fees of the Charity's agent(s) in relation to the disposal, into an account in such a manner that such Fixed Asset Disposal Proceeds shall immediately constitute Fixed Asset Disposal Repayment Funds, *provided that* the Charity shall not be required to make any such payment if:

- (a) at the time of such disposal, Repayment Funds were greater than or equal to the Outstanding Balance; or
- (b) such disposal was a Committed Disposal.

#### **9.6 Financial Covenant Calculations**

Uncharged Property Value, Fixed Assets and Cash Equivalent Investments shall be calculated and interpreted (on a consolidated basis, if applicable) in accordance with the relevant Accounting Standards and shall be expressed in pounds sterling.

#### **9.7 Status of Covenants and Events of Default**

For the avoidance of doubt, each of the covenants in this Clause 9 and Events of Default in Clause 10 (*Events of Default*) as of the date of this Agreement (as amended, other than by application of Clause 9.2) shall remain in this Agreement as in effect on the date hereof regardless of whether any Financial Covenant is incorporated into, deleted from, or otherwise modified in this Agreement.

### **10. EVENTS OF DEFAULT**

**10.1** Each of the events or circumstances set out in this Clause 10.1 is an Event of Default:

- (a) the Charity fails to pay any sum due under this Agreement and such failure continues for a period of five days (in the case of interest) and six days (in the case of principal) (subject to Clause 4.2 (*Repayment on Legal Maturity Date*));
- (b) the Charity is in breach of any other obligation under this Agreement and has failed to remedy same within 30 days of being requested to do so;
- (c) any requirement of Clause 9 (*Financial Covenants*) is not satisfied;
- (d) the Charity ceases to have charitable status under English law;
- (e) any representation or statement made or deemed to be made by the Charity in the Commitment Agreement is or proves to have been incorrect or misleading in any material respect when made or deemed to be made;
- (f) any expropriation, attachment, sequestration, distress or execution affects any asset or assets of the Charity and is not discharged within 10 days;

- (g) the Charity is unable or admits inability to pay its debts as they fall due, suspends making payments on any of its debts or, by reason of actual or anticipated financial difficulties, commences negotiations with one or more of its creditors with a view to rescheduling any of its indebtedness;
- (h) the value of the assets of the Charity is less than its liabilities (taking into account contingent and prospective liabilities);
- (i) a moratorium is declared in respect of any indebtedness of the Charity;
- (j) it is or becomes unlawful for the Charity to perform any of its obligations under the Commitment Agreement or this Agreement;
- (k) the Charity repudiates this Agreement or evidences an intention to repudiate this Agreement;
- (l) in relation to any Financial Indebtedness of the Charity:
  - (i) any Financial Indebtedness of the Charity is declared to be or otherwise becomes due and payable prior to its specified maturity as a result of an event of default (however described); or
  - (ii) any commitment for any Financial Indebtedness of the Charity is cancelled or suspended by a creditor of the Charity as a result of an event of default (however described),

provided that no Event of Default will occur under this Clause 10.1(l) if the aggregate amount of Financial Indebtedness falling within paragraphs (i) and (ii) above is less than £3,000,000 (or its equivalent in any other currency or currencies);

- (m) any corporate action, legal proceedings or other procedure or step is taken in relation to:
  - (i) the suspension of payments, a moratorium of any indebtedness, winding-up, dissolution, administration or reorganisation (by way of voluntary arrangement, scheme of arrangement or otherwise) of the Charity;
  - (ii) a composition, compromise, assignment or arrangement with any creditor of the Charity;
  - (iii) the appointment of a liquidator, receiver, administrative receiver, administrator, compulsory manager or other similar officer in respect of the Charity; or
  - (iv) enforcement of any Security over any assets of the Charity; or
  - (v) any analogous procedure or step is taken in any jurisdiction,

in each case (other than (A) the appointment of an administrator, (B) the enforcement of any Security over any assets of the Charity or (C) any such corporate action, legal proceedings or other procedure or step which the Charity has initiated or to which the Charity has consented (in writing or otherwise)), that has not been discharged within 10 days.

**10.2 Acceleration:** On and at any time after the occurrence of an Event of Default which is continuing, the Lender may, by notice to the Charity:

- (a) declare that all or part of the Outstanding Balance, together with accrued interest, and all other amounts accrued or outstanding under this Agreement or the Commitment Agreement be immediately due and payable, whereupon it shall become immediately due and payable; and/or
- (b) declare that all or part of the Outstanding Balance be payable on demand, whereupon they shall immediately become payable on demand by the Lender.

## **11. TRANSFERABILITY**

- 11.1** The Lender may not assign and/or transfer its rights and/or obligations under this Agreement without the prior written consent of the Charity other than in accordance with Clause 11.2 below.
- 11.2** The Charity acknowledges that the Lender will assign by way of security all of its rights, title and interest, present and future, arising under this Agreement to the Trustee under the Trust Deed.

## **12. PAYMENTS**

- 12.1** The Charity hereby agrees to pay to the Lender all amounts as are specified in this Agreement on the dates specified in this Agreement in the following order of priority and in each case only if and to the extent that the items of a higher priority have been paid or satisfied in full:
  - (a) *first*, in payment or satisfaction of any amounts of Arrangement Fee due under this Agreement;
  - (b) *secondly*, in payment or satisfaction of interest due and payable in respect of the Loan;
  - (c) *thirdly*, in payment or satisfaction of principal due and payable in respect of the Loan; and
  - (d) *fourthly*, in payment or satisfaction of any other amount due and payable to the Lender by the Charity.
- 12.2** Payments to the Lender by the Charity in respect of amounts due under this Agreement shall be made to the bank accounts of the Lender as separately notified in writing by the Loan Management Servicer to the Charity from time to time.
- 12.3** Payments by the Charity must be made without set-off or counterclaim and without any deduction.
- 12.4** If any payment is scheduled to be made on a day which is not a Business Day, then the payment must be made on the preceding Business Day.
- 12.5** Any appropriation by the Lender of moneys received from the Charity against amounts owing under this Agreement will override any contrary appropriation made by the Charity.

## **13. NOTICES**

### **13.1 Communications in Writing**

Any communication to be made under or in connection with this Agreement shall be made in writing and, unless otherwise stated, may be made by electronic communication or letter and, in the case of communication to the Lender, to the Loan Management Servicer copied to the Lender. The Loan Management Servicer's address for this purpose is as follows:

Allia Bond Services Limited  
Future Business Centre  
King's Hedges Road  
Cambridge

CB4 2HY  
United Kingdom  
Attention: Briony Maritz  
bondservices@alliacc.com

### **13.2 Communication by the Loan Management Servicer**

The Charity acknowledges and accepts that any notification or communication made by the Loan Management Servicer on behalf of the Lender shall be deemed to be a notification or communication by the Lender for the purposes of this Agreement and all references to notifications or communications by the Lender in this Agreement shall be read and construed accordingly.

### **13.3 Communication by the Charity**

The Lender acknowledges and accepts that any notification or communication made by the Charity to the Loan Management Servicer copied to the Lender shall be deemed to be a notification or communication by the Charity to the Lender for the purposes of this Agreement and all references to notifications or communications by the Charity in this Agreement shall be read and construed accordingly.

### **13.4 Addresses**

The address and email address (and the department or officer, if any, for whose attention the communication is to be made) of each Party for any communication or document to be made or delivered under or in connection with this Agreement is that identified with its name below, or any substitute address, email address or department or officer as the Party may notify to the other Parties by not less than five days' notice.

## **14. COUNTERPARTS**

This Agreement may be executed in any number of counterparts, and this has the same effect as if the signatures on the counterparts were on a single copy of this Agreement.

## **15. CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999**

A person who is not a Party to this Agreement has no right under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this Agreement, but this does not affect any right or remedy of a third party which exists or is available apart from that Act.

## **16. NON-PETITION AND LIMITED RECOURSE**

### **16.1 Non-Petition**

Each of the other Parties to this Agreement agrees with the Lender that it shall not take any corporate action or other steps or legal proceedings for the winding-up, dissolution, arrangement, reconstruction or reorganisation of the Lender or for the appointment of a liquidator, receiver, administrative receiver, administrator, trustee, manager or similar officer in respect of the Lender or over any or all of its assets or undertaking.

### **16.2 Limited Recourse**

To the extent permitted by law, no recourse under any obligation, covenant or agreement of any person contained in this Agreement shall be had against any shareholder, officer, agent or director of the Lender or the Charity by the enforcement of any assessment or by any legal proceedings, by virtue of any statute or otherwise; it being expressly agreed and understood that this Agreement is a corporate obligation of the Lender and the Charity respectively and no personal liability shall attach to or be incurred by the shareholders, officers, agents or directors of the Lender or the Charity as such, or any of them, under or by reason of any of the obligations, covenants or

agreements of the Lender or the Charity (as applicable) herein or implied herefrom, and that any and all personal liability for breaches by such person of any such obligations, covenants or agreements, either under any applicable law or by statute or constitution, of every such shareholder, officer, agent or director is hereby expressly waived by each person expressed to be a Party hereto as a condition of and consideration for the execution of this Agreement.

#### **17. GOVERNING LAW**

This Agreement and any non-contractual obligations arising out of or in connection with it are governed by, and shall be construed in accordance with, English law.

**THIS AGREEMENT** has been entered into on the date stated at the beginning of this Agreement.

## SCHEDULE 1

### FORM OF COMPLIANCE CERTIFICATE

To: RCB Bonds PLC as Lender

Cc: Allia Bond Services Limited as Loan Management Servicer

From: Greensleeves Homes Trust (the "Charity")

Dated: [\_\_\_\_\_]

Dear Sirs

#### **Greensleeves Homes Trust – Loan dated 24 March 2026 (the "Agreement")**

1. We refer to the Agreement. This is a Compliance Certificate. Terms defined in the Agreement have the same meanings when used in this Compliance Certificate unless given different meanings in this Compliance Certificate.
2. [We confirm that no Default is continuing.]\*
3. [We certify that the audited [consolidated] financial statements of the Charity for the year ended [ ] fairly represent the Charity's [consolidated] financial condition as at the date they are made up to.]\*\*
4. We confirm that [no circumstance has arisen requiring a notice to be given/any changes to the trustees and/or management of the Charity have been notified to the Lender] pursuant to Clause 8.6.
5. We confirm that, as at the Testing Date, the sum of the Uncharged Property Value, the Total Cash Amount and any Repayment Funds is not less than 130 per cent. of the Total Unsecured Debt of the Group as determined by reference to the Financial Statements.
6. [We confirm that, as at each Lease Incurrence Date, [Expected Rent did not exceed 8 per cent. of Adjusted Turnover]/[Expected Rent exceeded 8 per cent. of Adjusted Turnover and accordingly we have deposited an amount equal to the Balancing Amount in the following Charged Account, which we confirm has been secured in favour of the Lender:  
  
[details of account to be included]].]
7. We confirm that neither the Charity nor any member of the Group has incurred a Secured Borrowing in such a manner that, immediately after the incurrence of the relevant Secured Borrowing, the Secured Borrowings Ratio was greater than 1:4.
8. We confirm that [the Charity has not disposed of any Relevant Fixed Assets (unless otherwise permitted by Clause 9.5 of the Agreement)][in respect of each disposal of a Relevant Fixed Asset, the Charity paid the relevant Fixed Asset Disposal Proceeds into an account in such a manner that such Fixed Asset Disposal Proceeds immediately constituted Fixed Asset Disposal Repayment Funds (unless otherwise permitted by Clause 9.5 of the Agreement)].

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\* If this statement cannot be made, the certificate should identify any Default that is continuing and (where applicable) the steps, if any, being taken to remedy it.

\*\* This statement only needs to be made once in respect of a particular set of financial statements.

Signed by \_\_\_\_\_

for and on behalf of

**Greensleeves Homes Trust**

## SCHEDULE 2

### RETAINED ADVANCE REQUEST

From: Greensleeves Homes Trust

To: RCB Bonds PLC

Dated: [       ]

Dear Sirs

#### **Loan Agreement dated 24 March 2026 (the "Agreement")**

1. We refer to the Agreement. This is a Retained Advance Request for the purpose of the Agreement. Terms defined in the Agreement have the same meaning in this Retained Advance Request unless given a different meaning in this Retained Advance Request.
2. Pursuant to Clauses 2.3 and 2.4 of the Agreement, we wish to borrow a further advance on the following terms:

Retained Advance Date: [       ] (or, if that is not a Business Day, the next Business Day)

Currency of Loan: GBP

Retained Bond Actual Advance Amount: [       ]

Retained Advance: [       ]

3. The Charity represents and warrants that no Default is continuing or would result from the Retained Advance.
4. The Charity represents and warrants that the Retained Advance Repeating Representations are true in all material respects in relation to it as at the Retained Advance Date as if made by reference to the facts and circumstances then existing. For the avoidance of any doubt, all references to the Issue Date in the Retained Advance Repeating Representations shall be construed as references to the Retained Advance Date.
5. This Retained Advance Request is irrevocable.

Yours faithfully

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for and on behalf of

**Greensleeves Homes Trust**

Agreed and accepted by

---

**RCB Bonds PLC**

Date:

## SCHEDULE 3

### GUIDANCE ON STATEMENT OF SOCIAL IMPACT

The annual statement of impact should, to the extent reasonably feasible, cover the following points:

- The approximate proportion of funds from the loan deployed as at the date of the statement.
- How such funds have been used (including the proportion of the funds, if any, used for refinancing).
- The population for whom impact has been created.
- A report of the impact created from the use of funds, using qualitative performance indicators.
- Where possible a report of quantitative performance measures, explaining the key underlying methodology and/or assumptions used in the determination. For social impacts, you are encouraged to provide information in terms of outputs, outcomes and impact (see definitions below).
- To the extent possible, outcomes should be adjusted for: (i) what would have happened anyway ("deadweight"); (ii) the action of others ("attribution"); (iii) how far the outcome of the initial intervention is likely to be reduced over time ("drop off"); (iv) the extent to which the original situation was displaced elsewhere or outcomes displaced other potential positive outcomes ("displacement"); and for unintended consequences (which could be negative or positive).
- The anticipated future impact, using both qualitative indicators and where feasible quantitative measures, from the use of loan funds to date and the future use of any funds as yet not deployed.
- The risk factors that might affect the actual level of future impact.

You should use output, outcome, and/or impact metrics that are relevant to your activities. Wherever possible you are encouraged to use existing indicator lists and catalogues, such as the Good Finance Outcomes Matrix<sup>1</sup> or the indicators in the Harmonised Framework for Impact Reporting for Social Bonds<sup>2</sup>.

#### Definitions

**"Outputs"** are defined as the tangible or intangible practices, products and services that result from an organisation's activities. They should be measurable and readily determined and able to be (externally) verified. An example is the number of affordable dwellings built or homeless people served.

**"Outcomes"** are defined as the changes, benefits, learnings or other effects (both long and short term) that result from the organisation's activities that are likely to occur as result of the output. An example is reduced rental costs for the target population compared to the national or regional rent index.

**"Impacts"** are defined as the attribution of an organisation's activities to broader and longer-term outcomes. These may take a certain number of years to become evident after the project activities are completed and in certain cases may be experienced only after the bonds have matured. An example is the reduction in health issues related to homelessness in the served jurisdiction attributed to the efforts of the funded project.

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<sup>1</sup> <https://www.goodfinance.org.uk/measuring-social-impact/outcomes-matrix>

<sup>2</sup> <https://www.icmagroup.org/assets/documents/Sustainable-finance/2024-updates/ICMA-Handbook-Harmonised-Framework-for-Impact-Reporting-for-Social-Bonds-September-2024-250924.pdf>

## **SIGNATORIES**

### **The Charity**

#### **GREENSLEEVES HOMES TRUST**

Address: 138 Cheapside  
London EC2V 6BJ

Email: [chris.doherty@greensleeves.org.uk](mailto:chris.doherty@greensleeves.org.uk)

Attention: Chris Doherty

By:

### **The Lender**

#### **RCB BONDS PLC**

Address: Future Business Centre  
King's Hedges Road  
Cambridge CB4 2HY

Email: [communications@rcb-bonds.com](mailto:communications@rcb-bonds.com)

Attention: The Company Secretary

By:

**ISSUER**

**RCB Bonds PLC**  
Future Business Centre  
King's Hedges Road  
Cambridge CB4 2HY

**CHARITY**

**Greensleeves Homes Trust**  
138 Cheapside  
London EC2V 6BJ

**TRUSTEE**

**M&G Trustee Company Limited**  
10 Fenchurch Avenue  
London EC3M 5AG

**ISSUING AND PRINCIPAL PAYING AGENT**

**The Bank of New York Mellon, London Branch**  
160 Queen Victoria Street  
London EC4V 4LA

**REGISTRAR**

**The Bank of New York Mellon, London Branch**  
160 Queen Victoria Street  
London EC4V 4LA

**SERVICER**

**Allia Bond Services Limited**  
Future Business Centre  
King's Hedges Road  
Cambridge CB4 2HY

**CUSTODIAN (in respect of any Retained Bonds)**

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